









A delightful two bedroom cottage, providing spacious and well-presented accommodation, all on one level. Internally the accommodation briefly comprises of a hall, an attractive lounge, a superb breakfasting kitchen, two bedrooms and a bathroom/wc. Externally there is a courtyard to the rear with a roller shutter access door. Ideally situated close to many local amenities, excellent transport links to the City centre and local road networks. Early viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via entrance door.

## Entrance Lobby

Door to hall.

## Hallway

Access point to loft and radiator.

## Bedroom 1 12'2" x 13'1"



Double glazed bay window to the front and radiator.

## Bedroom 2 11'7" x 6'6"



Double glazed window to the rear and radiator.

## Lounge 15'1" x 10'8"



Double glazed window to the rear, radiator and feature gas fire.

## Breakfasting Kitchen 19'7" x 7'6"



Fitted with modern wall and base units with work surface over incorporating a stainless steel sink and drainer unit, wall mounted boiler, space provided for the inclusion of an oven and hob, fridge freezer and a washing machine.

## Rear Hall

Door to bathroom.

## Bathroom



Low level WC, pedestal wash hand basin, bath with overhead shower, radiator and a double glazed window, UPVC lined walls and ceiling.

## Outside



Low maintenance courtyard to the rear will roller shutter door providing off street parking.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

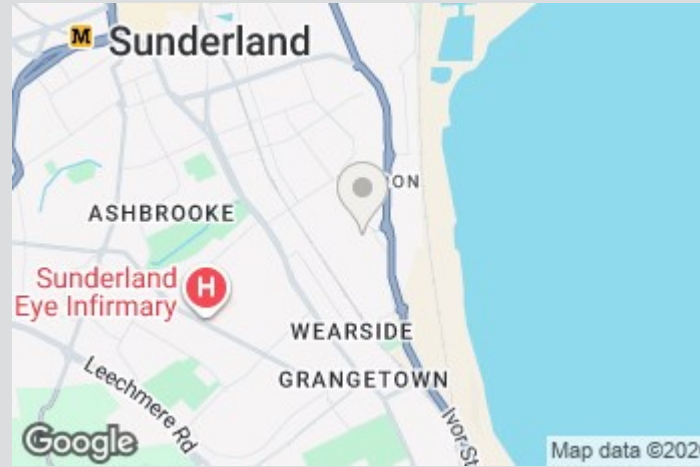
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.



## Sea Road Viewings

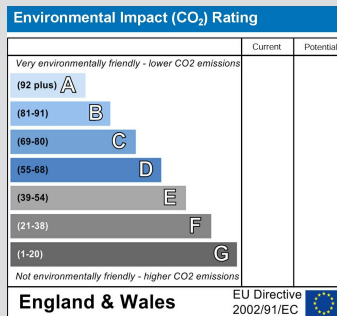
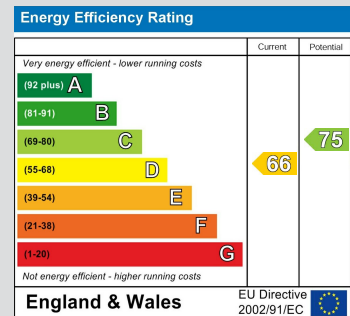
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

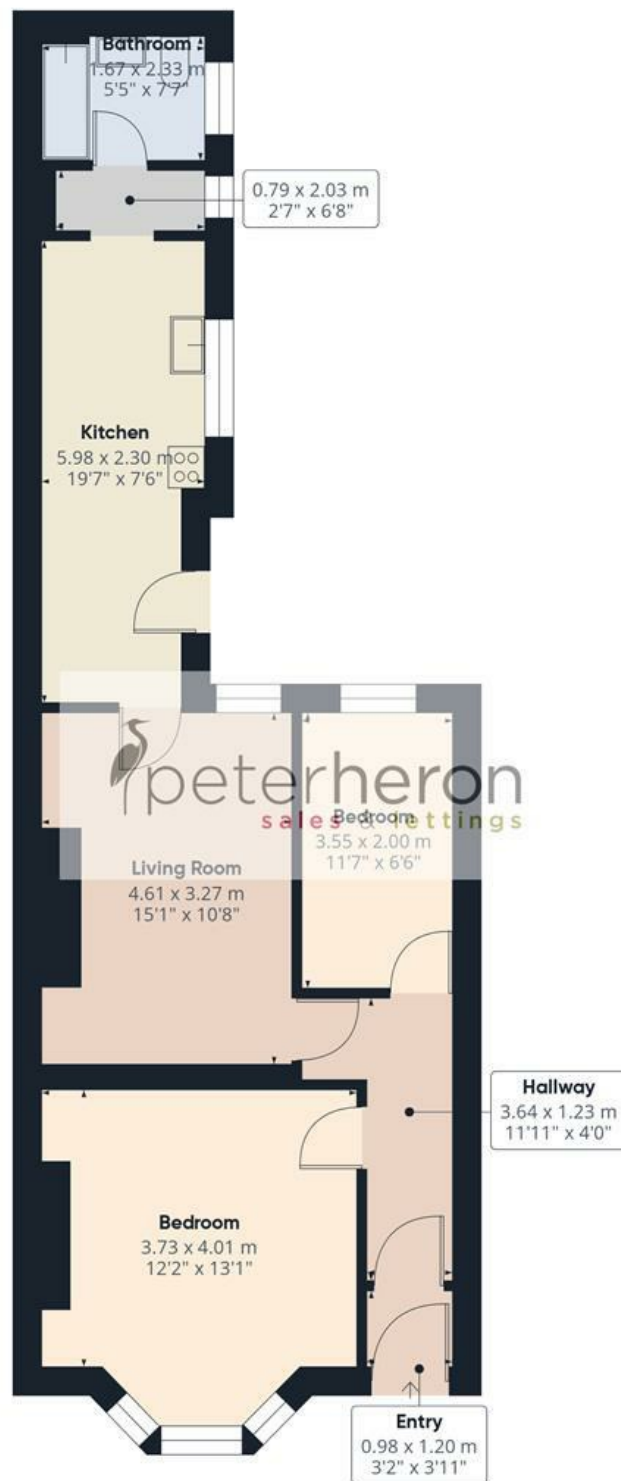
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Approximate total area<sup>(1)</sup>

62 m<sup>2</sup>  
667 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.