









A one bedroom mid terraced cottage available with immediate vacant possession and no upper chain involved. The accommodation is all on one level and includes a reception hall, spacious lounge with stairs to the loft space, bedroom, kitchen and shower room. The property benefits from double glazing, gas central heating to radiators and a yard to the rear. This convenient location is ideal for local amenities, shops and schools, Sunderland Royal Hospital, the University and transport connections. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door with inner wooden glass panelled door into the reception hall.

Reception Hall



Radiator and doors to the lounge and bedroom.

Lounge 16'8" x 12'9"



Two radiators, electric fire, stairs to first floor and doors to kitchen. UPVC double glazed French patio doors to rear.

Kitchen 6'5" x 11'10"



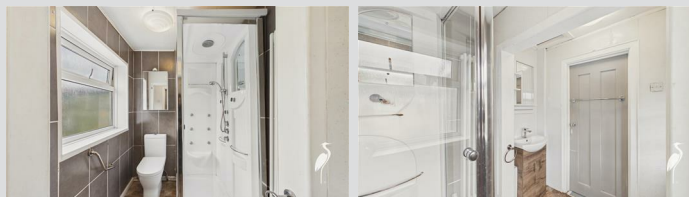
Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated double oven, five burner gas hob and extractor hood and a fridge freezer. Space for a washing machine. Double glazed box bay window to rear and door to shower room.

Bedroom 11'10" x 12'10"



Double glazed window to front and a radiator. Wooden glass panelled double doors opening into the lounge.

Shower Room



Rainfall shower cubicle, low level wc and hand wash basin set unit vanity unit. Vertical radiator, double glazed window to rear and wooden door to rear porch.

Rear Porch

Double glazed windows and UPVC double glazed door to the rear. Housing wall mounted boiler.

First Floor Landing

Landing with door to loft space.

Loft Space 11'6" x 16'7"



Two Velux windows, radiator and built in storage.

Outside



Low maintenance paved garden to rear featuring an outhouse providing storage space.

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

Visit www.peterheron.co.uk or call 01915103323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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.

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.

Fawcett Street Viewings

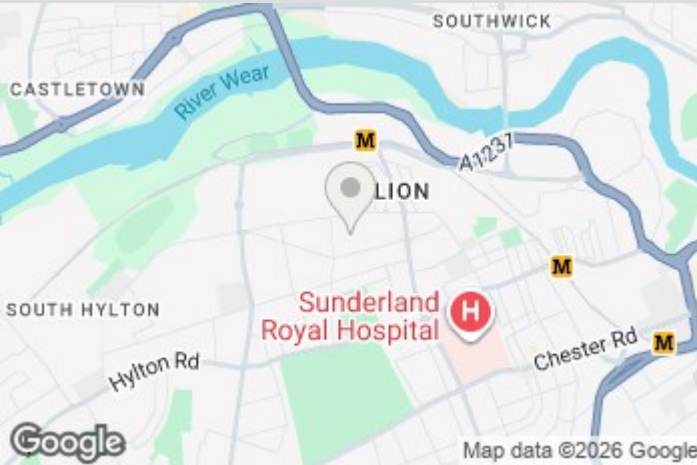
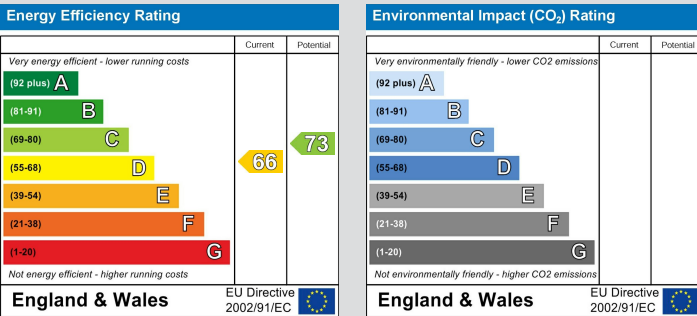
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

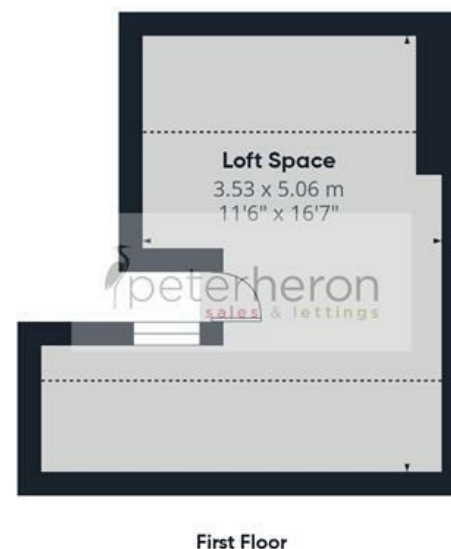
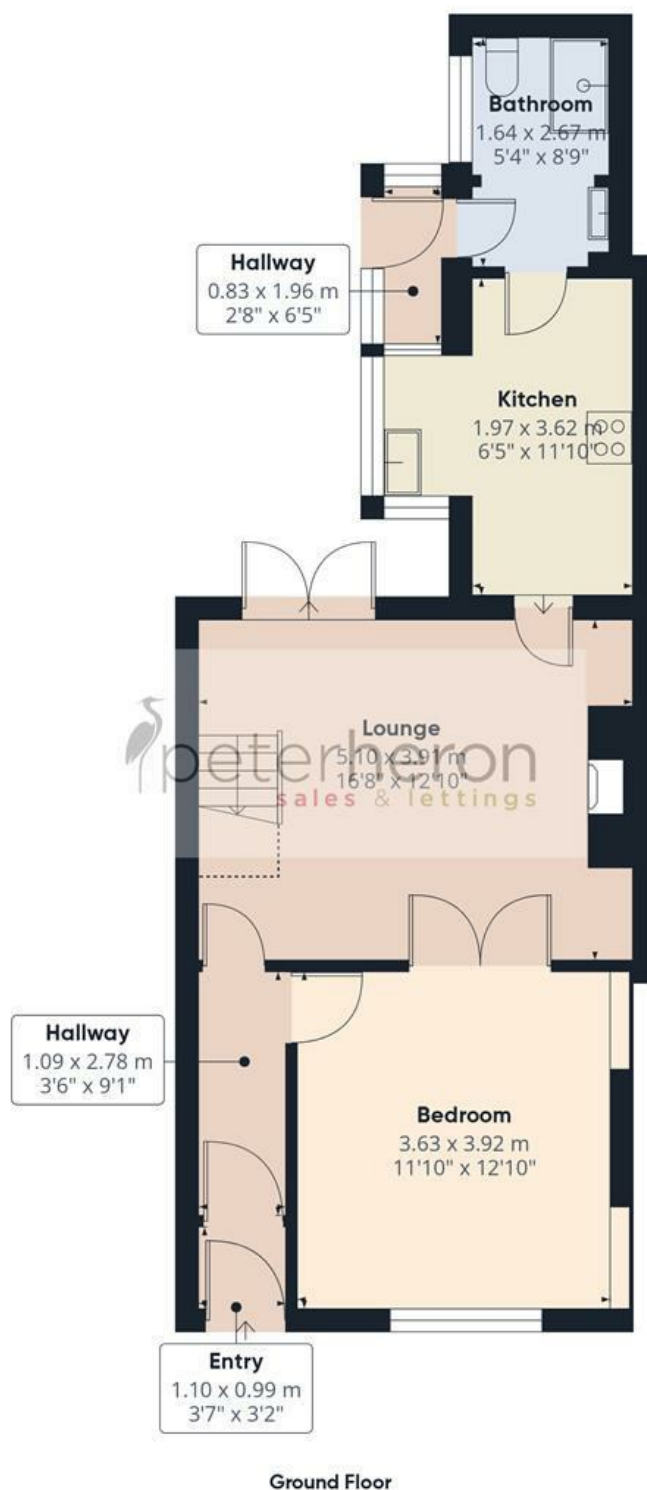
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



Visit www.peterheron.co.uk or call 01915103323



Approximate total area⁽¹⁾

71.1 m²

764 ft²

Reduced headroom

9.5 m²

103 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

