









A superb double fronted, three bedroom end of terrace cottage, situated within this popular and convenient location. Internally the beautifully presented accommodation is accessed via a hall with staircase to the first floor. There is an attractive lounge, a fabulous modern kitchen with integrated appliances, a contemporary bathroom/wc and bedroom three that could also be used as a dining room or study if required. On the first floor there are two further well-proportioned bedrooms. Externally there is a small courtyard to the rear. The property is well placed for access to local amenities, shops and schools as well as providing excellent transport links including Millfield Metro Station. This impressive property offers versatile accommodation and is in a ready to move into standard, viewing essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall



Radiator and staircase to first floor.

Lounge 14'2" x 11'5"



Timber framed double glazed window to front, radiator, feature fireplace with electric fire.

Kitchen 11'3" x 7'3"



Fitted with an impressive range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven, gas hob, fridge and freezer. Space for washing machine. Radiator, double glazed window, central heating boiler is concealed behind kitchen unit.

Lobby

Built in storage cupboard. External double glazed door to the courtyard.

Bathroom



Fitted with a contemporary suite comprising of low level WC, washbasin and bath with both shower attachment and electric shower over, radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 14'2" x 6'5" extending to 12'0"



Approx. measurements as irregular shape room, this room could also be utilised as a reception room or study if required. Timber framed double glazed window to front, radiator and coving to ceiling.

First Floor Landing

Double glazed window to rear.

Bedroom 1 16'5" x 10'4" narrowing to 6'2"



Approx. measurements as irregular shape room. Double glazed window to front, radiator and fitted wardrobes.

Bedroom 2 12'10" x 11'3" narrowing to 7'2"



Approx. measurements as irregular shape room. This room enjoys a dual aspect with double glazed windows to front and rear, and a radiator.

Outside

Courtyard area to the rear.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

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

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose.

The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

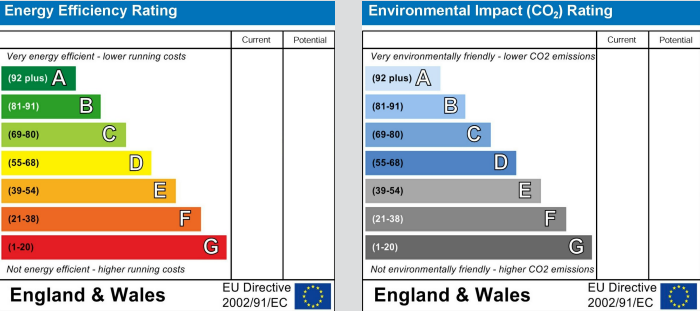
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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