









This well presented two bedroom mid terrace cottage, provides spacious and attractive accommodation all on one level within this popular area. Internally there is a hall, lounge, a modern kitchen, featuring a vaulted with a Velux window, two bedrooms and a bathroom/wc. Externally there is a courtyard to the rear with an up and over access door. The property is close to all local amenities, has excellent transport links to the Sunderland City Centre and transport links. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Hall



Radiator.

Lounge 11'11" x 13'7"



Double glazed window to rear and radiator. Door to kitchen.

Kitchen 5'11" x 11'5"



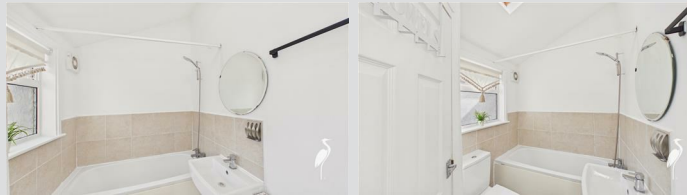
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer

with mixer tap. Integrated oven, electric hobs and hood. Space for a fridge freezer, washing machine and tumble dryer. Storage cupboard, Velux window and double glazed window to rear. Folding door to rear hall.

Rear Hall

UPVC door to rear. Door to bathroom.

Bathroom



Low level WC, washbasin and bath with shower over, double glazed window and double radiator.

Bedroom 1 14'7" x 12'9"



Double glazed window to front and radiator.

Bedroom 2 6'7" x 10'2"



Double glazed window to rear and radiator.

Outside



Courtyard to rear with up and over shutter 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.

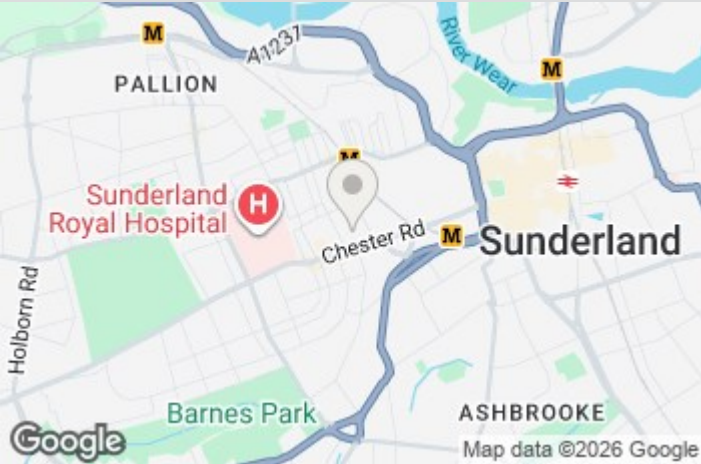
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MAIN ROOMS AND DIMENSIONS

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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

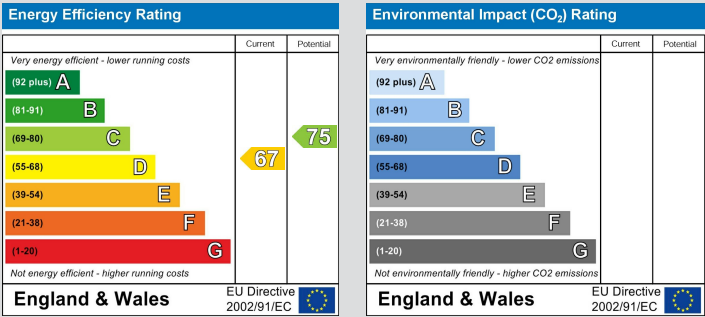
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

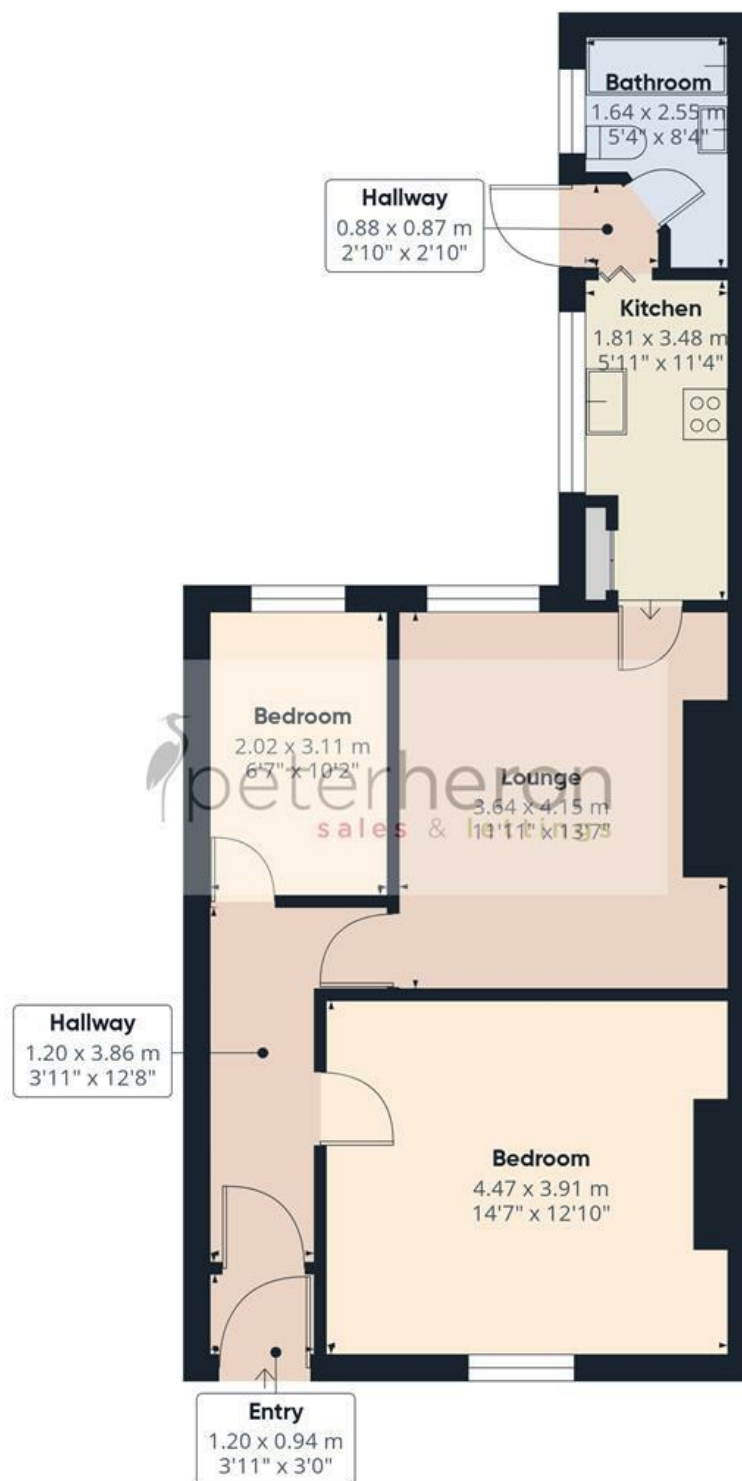
Ombudsman

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Approximate total area⁽¹⁾

54.3 m²

585 ft²

(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.

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