









A spacious three bedroom, two reception room mid terrace cottage, providing well appointed accommodation over two floors. Internally the attractive accommodation on the ground floor includes a hall, lounge, dining room, kitchen, a modern shower room/wc, a double bedroom and versatile area, ideal as a study or store with a staircase to the first floor where there are two further bedrooms and shower room/wc. There is a shower room/wc and two bedrooms completing the ground floor accommodation. On the first floor there is a generous bedroom with a superb en-suite bathroom/wc. Features of the property include double glazing, gas central heating to radiators and a courtyard to the rear with a remote control roller shutter access door. Situated within this ever popular area, the property is close to local amenities, shops and schools, as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. Early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

### Entrance Hall

Radiator and doors leading off to lounge and study area.

### Lounge 11'8" into alcove x 16'3" into bay



Double glazed bay window to front, radiator, brick fireplace and the room opens through into dining room.

### Dining Room 13'11" x 13'6"



Double glazed window to rear, radiator, fireplace and doors leading off to kitchen and bedroom 1.

### Kitchen 12'2" x 8'5"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and electric hob, space for fridge freezer and washing machine, double glazed window, double glazed door to courtyard and tall radiator. Door to shower room.

## Shower Room



Modern suite with low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with mains shower, chrome ladder style radiator and double glazed window.

### Bedroom 1 8'5" x 13'6"



Double glazed window to rear, radiator and cupboard housing the central heating boiler.

### Study Area



A useful and versatile space with radiator, double glazed window to front, built in storage cupboard and staircase leading to first floor.

## First Floor Landing

Velux window providing natural light.

### Jack & Jill Shower Room



This room can be accessed from both the first floor landing and bedroom 2. Low level WC, pedestal washbasin and step in shower cubicle with mains shower, part tiled walls, tiled floor and Velux window.

### Bedroom 2 14'1" x 9'10"



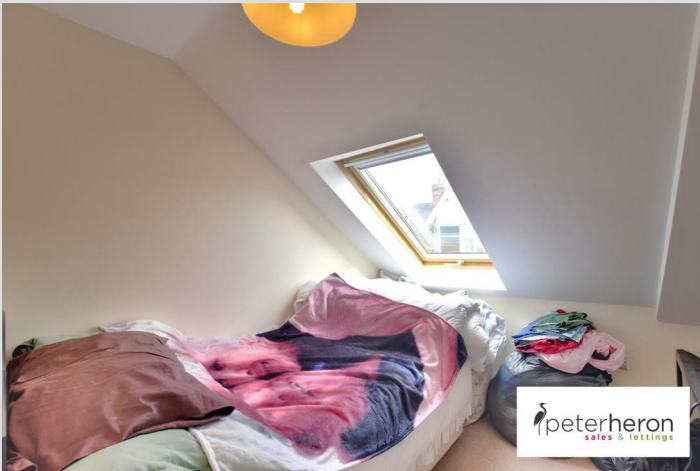
Approximate measurement as sloping ceiling. Velux windows to both front and rear, radiator and door to Jack & Jill Shower Room.

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

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 7'2" x 5'10"



Approximate measurement as sloping ceiling. Velux window and radiator.

### Outside

Forecourt area to the front and to the rear a courtyard with remote control roller shutter access door.

### Council Tax Band

The Council Tax Band is Band B.

### 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

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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

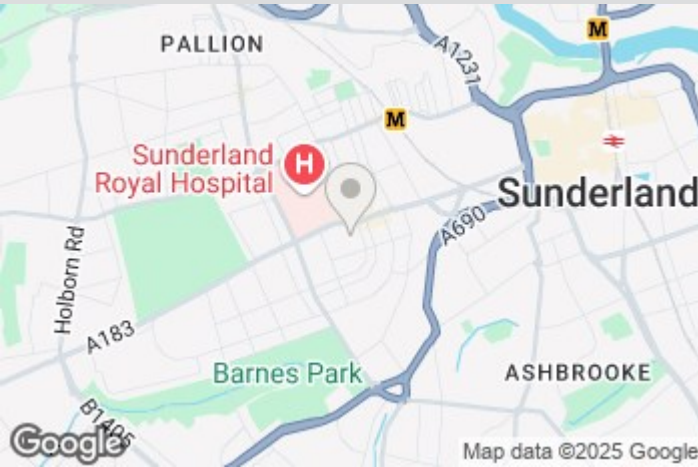
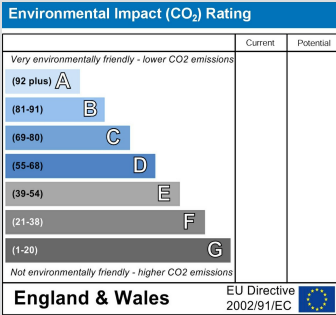
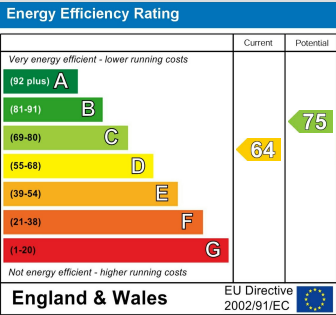
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

### Opening Times

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

### Ombudsman

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



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Ground Floor  
Approximate Floor Area  
(75.80 sq.m)



Room In Roof  
Approximate Floor Area  
(41.60 sq.m)

