









This superb mid terrace cottage provides well presented accommodation all on one level within this popular and convenient location. Internally the accommodation includes a hall, lounge, kitchen, bathroom and two bedrooms. Externally there is a courtyard to the rear. Ideally situated close to local amenities, shops, schools and Sunderland Royal Hospital as well as offering links to Sunderland City Centre and transport connections. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite entrance door.

Entrance Hall



Radiator.

Lounge 14'8" x 10'6"



Double glazed window to rear, electric fire, radiator and built in storage. Open into kitchen.

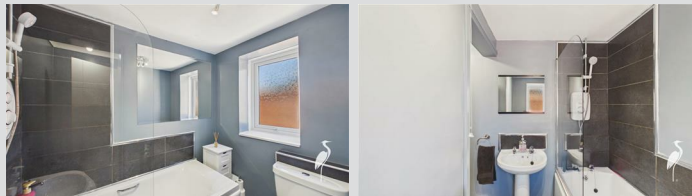
Kitchen 17'8" x 7'8"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven with electric hob and hood.

Space provided for a fridge freezer and washing machine. Double radiator, double glazed UPVC French doors to rear and door to bathroom.

Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail and double glazed window.

Bedroom 1 13'1" x 14'2"



Double glazed bay window to front, radiator, 2x built in wardrobes and built in vanity with drawers.

Bedroom 2 11'1" x 6'0"



Double glazed window to rear and radiator. Access point to loft.

Outside



Delightful low maintenance rear courtyard with roller shutter access door.

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

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MAIN ROOMS AND DIMENSIONS

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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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

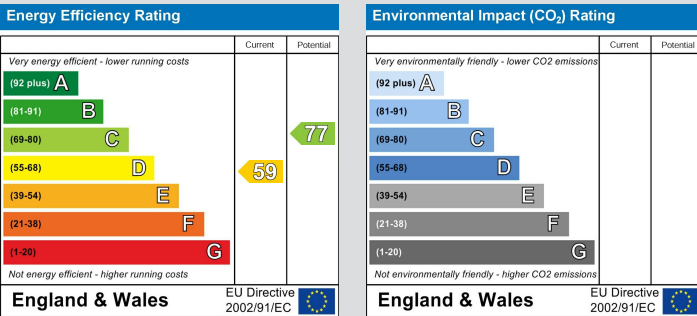
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

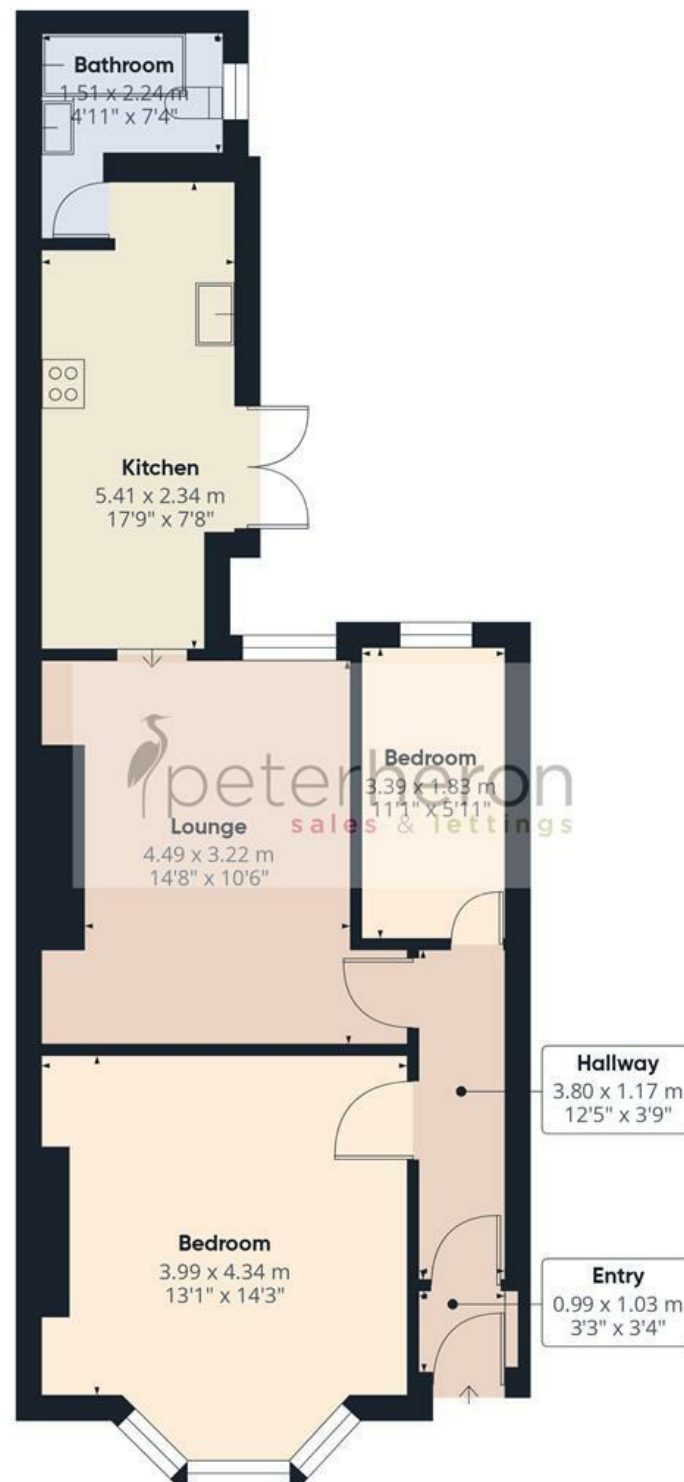
Ombudsman

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



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Approximate total area⁽¹⁾

62.1 m²

668 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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