









A fabulous three / four bedroom mid terrace cottage with a stylish interior, providing deceptively spacious accommodation over two floors, available for sale with immediate vacant possession and no upper chain involved. On the ground floor there is hall, an attractive lounge and a superb contemporary kitchen, fitted with an excellent range of units and a selection of integrated appliances. Completing the ground floor is stunning bathroom with a free standing bath and walk in shower and a versatile room with a bay window that could be used as a fourth bedroom or additional reception room. On the first floor there is a washroom/wc and three bedrooms. Benefits of the property include gas central heating to radiators, double glazed windows and a courtyard to the rear with an up and over access door. Situated in the ever popular area of Ashbrooke, the property is ideally located for a range of amenities, shops and schools as well as providing excellent links to Sunderland City Centre and transport connections to surrounding areas. We highly recommend a detailed inspection to fully appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall

Radiator.

Lounge 13'7" x 13'7" into alcove not inc staircase area



Two double glazed windows to rear, radiator, staircase to first floor with understairs storage cupboard and door to lobby.

Lobby

Built in cupboard, double glazed door to courtyard and the lobby opens through into kitchen.

Kitchen 11'1" x 7'4"



Fitted with an excellent range of contemporary wall and base unit with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven, hob, fridge, freezer, dishwasher and washing machine, attractive tiled floor, part tiled walls, double glazed window and door to bathroom.

Bathroom



A fabulous contemporary luxury suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit, free stand bath and large walk in shower with mains shower, beautiful tiled walls and floor, chrome ladder style radiator and double glazed window. Skylight window.

Bedroom 4/Reception Room 13'10" into alcove x 16'2" into bay



Double glazed bay window to front and radiator.

First Floor Landing

Washroom/WC



Low level WC and mini washbasin.

Bedroom 1 12'8" into dormer x 9'8"



Approximate measurements as sloping ceiling, double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 8'6" x 7'2"



Approximate measurements as sloping ceiling, Skylight window and radiator.

Bedroom 3 8'9" x 4'11"



Approximate measurements as sloping ceiling, Skylight window and radiator.

Outside

Courtyard to the rear with up and over 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

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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

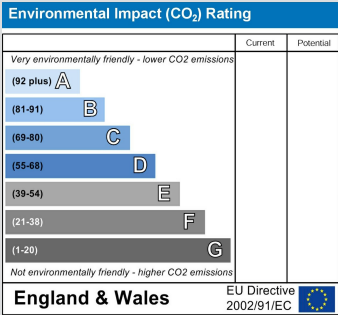
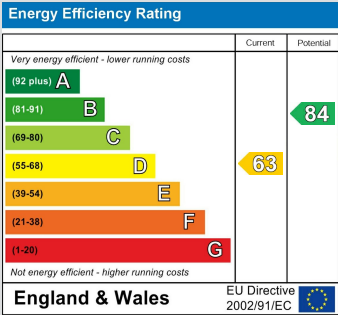
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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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