



for sale  
peter heron  
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Newly refurbished and beautifully presented two bedroom double fronted cottage enjoying a quiet position on a pedestrianised walkway and offering well proportioned living accommodation which includes a large open plan lounge and dining room, with an impressive ground floor living space which is literally ready to move into.

Internal accommodation comprises reception hall, lounge and dining room, kitchen, two bedrooms and a bathroom and externally there is town garden to the front and large enclosed courtyard to the rear with secure street parking.

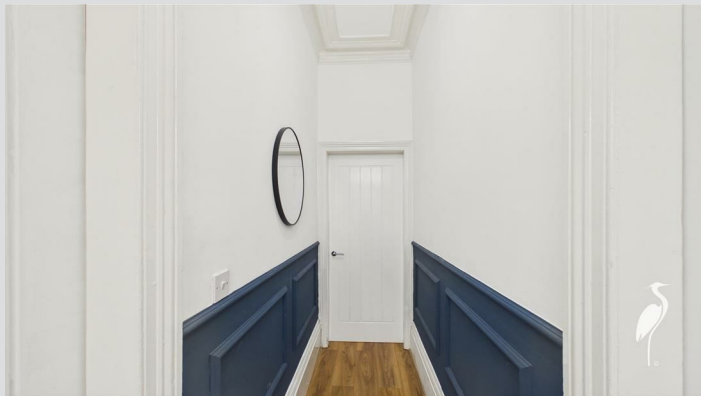
Perfectly positioned within the ever fashionable St Gabriels estate set close to the Sunderland Royal Hospital and equidistant to the A19 and Sunderland City centre, this lovely home is sure to impress all who view!

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via Composite entrance door.

### Reception Hall



Radiator.

### Open Plan Living/Dining Room 14'7" x 23'7"



2x double glazed windows to rear elevation, feature fireplace, double radiator and radiator.

### Breakfast Area 10'4" x 6'11"



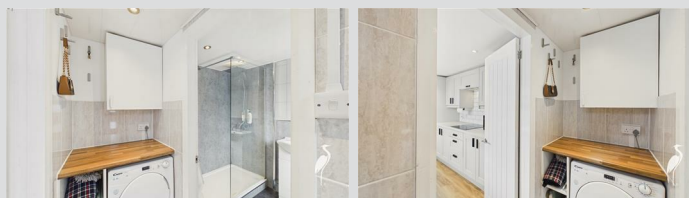
Double glazed window and radiator. Open plan into kitchen.

### Kitchen 11'7" x 7'0"



Range of modern wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated oven, electric hob and hood, fridge freezer, dishwasher and washing machine. Double glazed window to rear elevation. Door to rear hall.

### Rear Hall



Wall unit with wood countertop with space for a tumble dryer. Composite door to rear. Door to shower room.

### Shower Room



Low level WC and washbasin vanity unit, walk in waterfall shower, double radiator and double glazed window to rear.

### Bedroom 1 12'11" x 11'1"



Double glazed window to front, radiator and built in wardrobes .

### Bedroom 2 12'11" x 7'9"



Double glazed window to front and double radiator.

### Outside



Spacious rear courtyard with large shed and electric roller shutter access door providing off street parking. Gravelled garden to the front.

### 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.

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

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# MAIN ROOMS AND DIMENSIONS

## 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

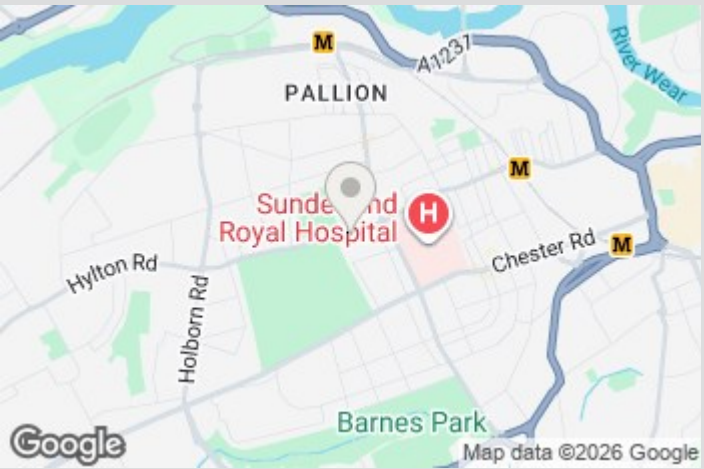
## Opening Times

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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**Approximate total area<sup>(1)</sup>**

78.8 m<sup>2</sup>

848 ft<sup>2</sup>

(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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