









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

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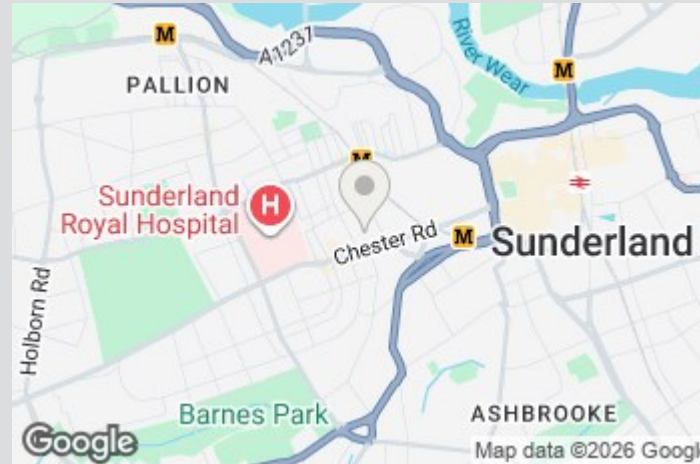
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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

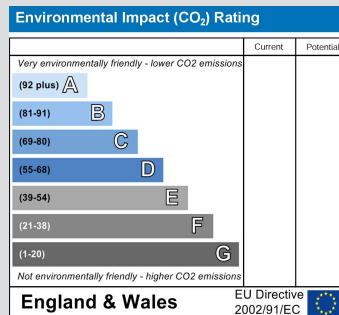
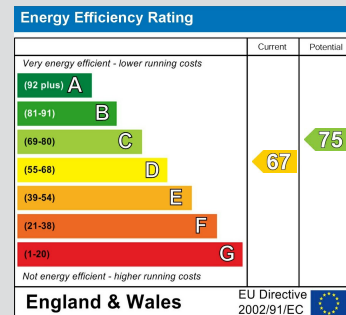
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

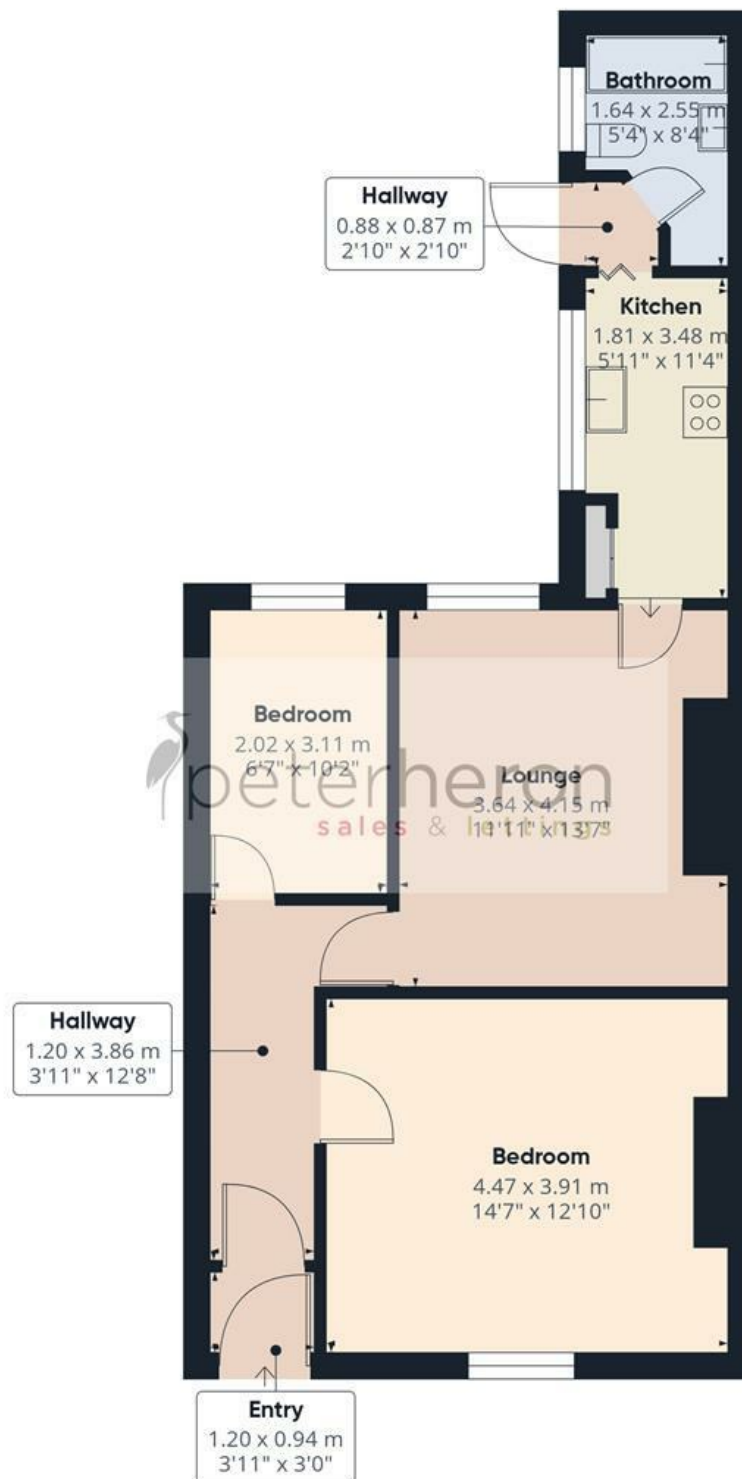
Ombudsman

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⁾

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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