









A deceptively spacious mid terrace cottage, conveniently located for local amenities, shops and schools as well as to Sunderland Royal Hospital and transport connections to major road networks. Internally the accommodation on the ground floor includes an entrance vestibule, hall, lounge, kitchen, shower room/wc and a double bedroom. Features of the property include a yard to the rear, double glazing and a fixed staircase from the lounge leading up to an excellent loft space with two Velux windows. With immediate vacant possession and no upper chain involved, viewing highly advised.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

There is an inner door leading through to the hall.

Hall

With a radiator, door to the lounge and a door to bedroom one.

Lounge 13'9" x 12'11"



Double glazed window to the rear, radiator, door to the kitchen and a fixed staircase to the loft space.

Kitchen 14'1" x 7'3"



Wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, spaces have been provided for the inclusion of a cooker, fridge, freezer and a washing machine, there is a double glazed window, a cupboard housing the boiler, double glazed door to the yard and a door to the shower room.

Shower Room



Low level WC with concealed cistern, wash hand basin set into vanity unit, step in shower cubicle with mains fed shower, ladder style radiator, a standard radiator and a double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'9" x 10'11" into alcove



Double glazed window to the front and a radiator.

Loft Space



Access via staircase from the lounge, this area is floored and bordered out with two Velux windows.

Outside



There is a small yard to the rear of the property.

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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy

themselves in this respect.

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 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.

Important Notice Part 2

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron 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

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MAIN ROOMS AND DIMENSIONS

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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