









A beautifully appointed two bedroom end terrace cottage, ideally situated within this popular and convenient location. Internally the immaculate accommodation is all on one level and includes a hall, lounge with French doors to the rear and a multi fuel burning stove. There is an attractive kitchen, superb bathroom with a period style suite and there are two bedrooms. Externally there is a small forecourt area to the front and a delightful courtyard to the rear with a car port. This location is well placed for local amenities, shops and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. Viewing essential to appreciate the quality of accommodation on offer!!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Vestibule

Inner door connecting through to hall.

Hallway



Radiator.

Lounge 13'7" x 13'0" into alcove



Double glazed French door leading out to rear, radiator, attractive period fireplace with a multi fuel burning stove.

Kitchen 12'0" x 7'1"

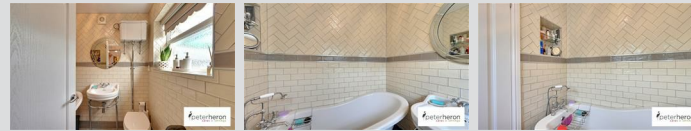


Fitted with a range of wall and base units with luxury work surfaces over, space for range style cooker and fridge freezer, and double glazed window to side.

Lobby

Door to carport.

Bathroom



Fitted with a superb suite comprising of a high flush WC, washbasin and free standing roll top bath, radiator, double glazed window and tiled walls.

Bedroom 1 15'5" into bay x 16'0" into alcove



Double glazed bay window to front with fitted shutters, radiator and decorative fireplace.

Bedroom 2 9'10" x 7'0"



Double glazed window looking into the rear courtyard.

Outside



There is a small forecourt to the front and to the rear a courtyard with an additional covered carport area with electric roller shutter access door.

Please Note:

Please be advised some of the radiators maybe removed and replaced with standard radiators.

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 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

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MAIN ROOMS AND DIMENSIONS

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.

