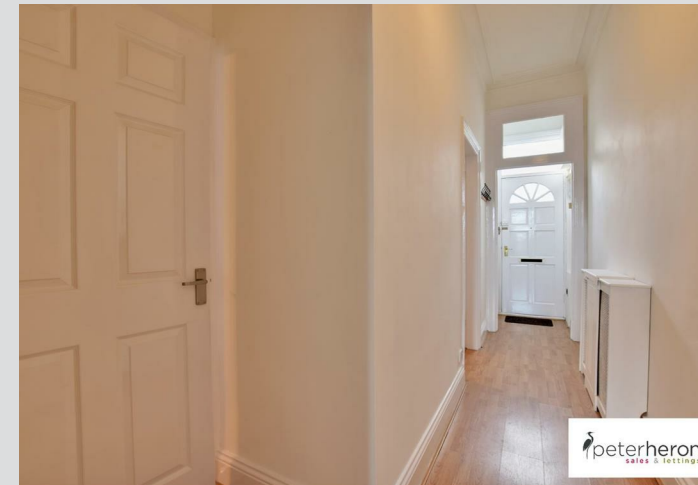










Investment Opportunity! An immaculately presented mid terrace cottage which is being sold with sitting tenant (current rent £550pcm). Ideally located for local amenities, shops and schools as well as to Sunderland Royal Hospital and transport connections to major road networks. Internally the attractive accommodation includes a hall, lounge, generous kitchen, wet room/wc and two bedrooms. Features of the property include double glazed windows, gas central heating to radiators and a courtyard to the rear with remote control roller shutter access door.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door into the entrance hall.

## Entrance Hall

With a radiator, wood effect laminate flooring and cornicing to the ceiling.

## Lounge 13'9" x 11'3"

Double glazed window tot he rear, radiator, cornicing to the ceiling and gas fire with mantle and surround.

## Lobby

Door to the courtyard.

## Kitchen 11'9" x 8'8"

Fit with base and eye level units with work surfaces over incorporating a sink and drainer unit. There's a double glazed window to the rear, wall mounted boiler, tiled flooring, cornicing to the ceiling, fitted overhead spotlights and tiled splashbacks.

## Wetroom/WC

Fit with a low level WC, pedestal wash basin and walk in shower. There is a heated towel rail, double glazed window, tiled walls and a built in cupboard with a single glazed window.

## Bedroom 1 14'2" x 13'8"

Double glazed window to the front, radiator, cornicing to the ceiling and double doors into the lounge.

## Bedroom 2 10'2" x 6'5"

Double glazed window and a radiator.

## Outside

There is a courtyard tot he rear with electric roller shutter 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

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. 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

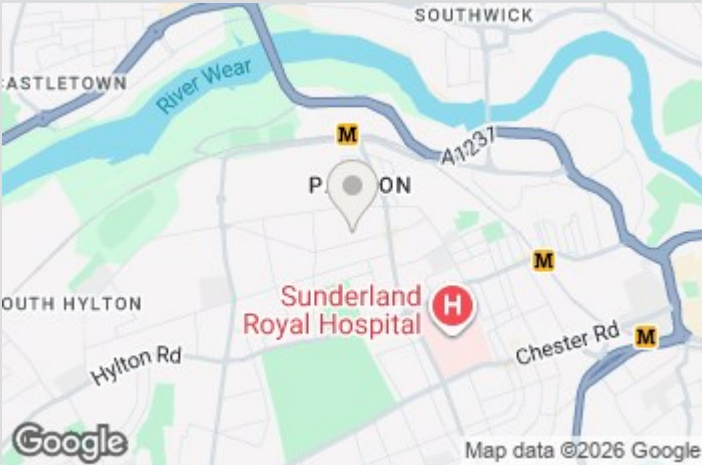
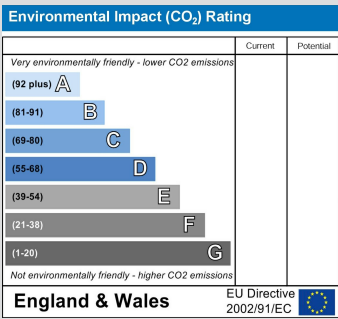
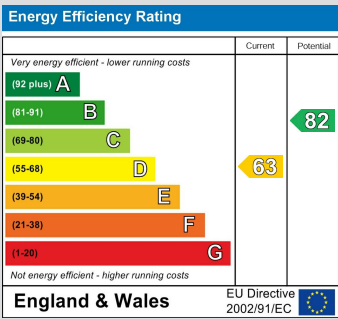
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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Approximate Floor Area  
(64.42 sq.m)

13 Tanfield Road