









An attractive two bedroom mid terrace cottage, ideally situated within this popular and convenient area. The accommodation is all on the ground floor, briefly comprising of a hall, lounge, kitchen, bathroom/wc and two bedrooms. Benefits of the property include double glazing, gas central heating to radiators and a private yard to the rear. This location is close to local amenities, shops and schools, Sunderland Royal Hospital and Millfield Metro Station.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Lobby

Inner door to hall.

Entrance Hall



Radiator.

Lounge 13'2" x 11'6"



Double glazed window to rear, double Radiator and feature fire, Door to bedroom 2 and inner lobby.

Inner Lobby

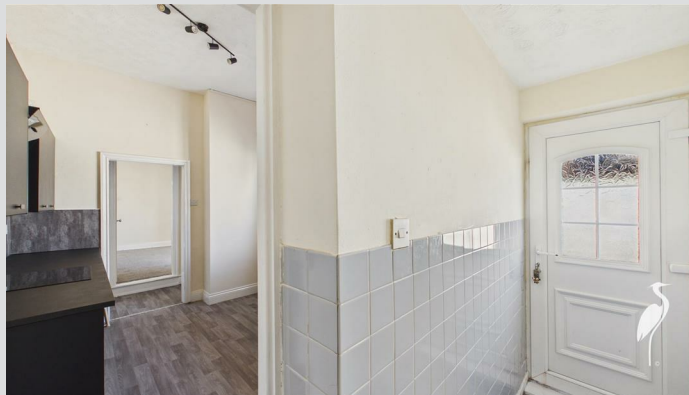
Storage cupboard and double glazed window to rear.

Kitchen 11'4" x 8'11"



Range of modern wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and extractor, space provided for a washing machine and fridge freezer. Double radiator, double glazed window to rear and door to rear lobby.

Rear Lobby



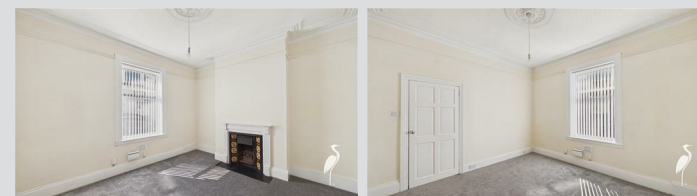
UPVC door to rear. Door to bathroom.

Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window.

Bedroom 1 12'2" x 13'7"



Double glazed window to front, feature fireplace and radiator.

Bedroom 2 10'10" x 5'11"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Enclosed courtyard to rear with roller shutter.

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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Fawcett Street Viewings

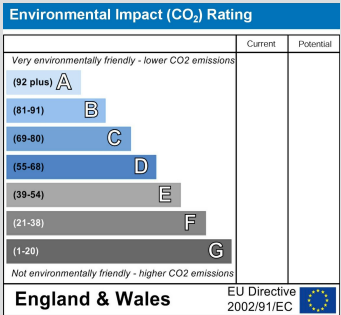
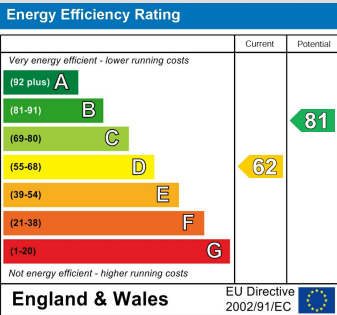
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

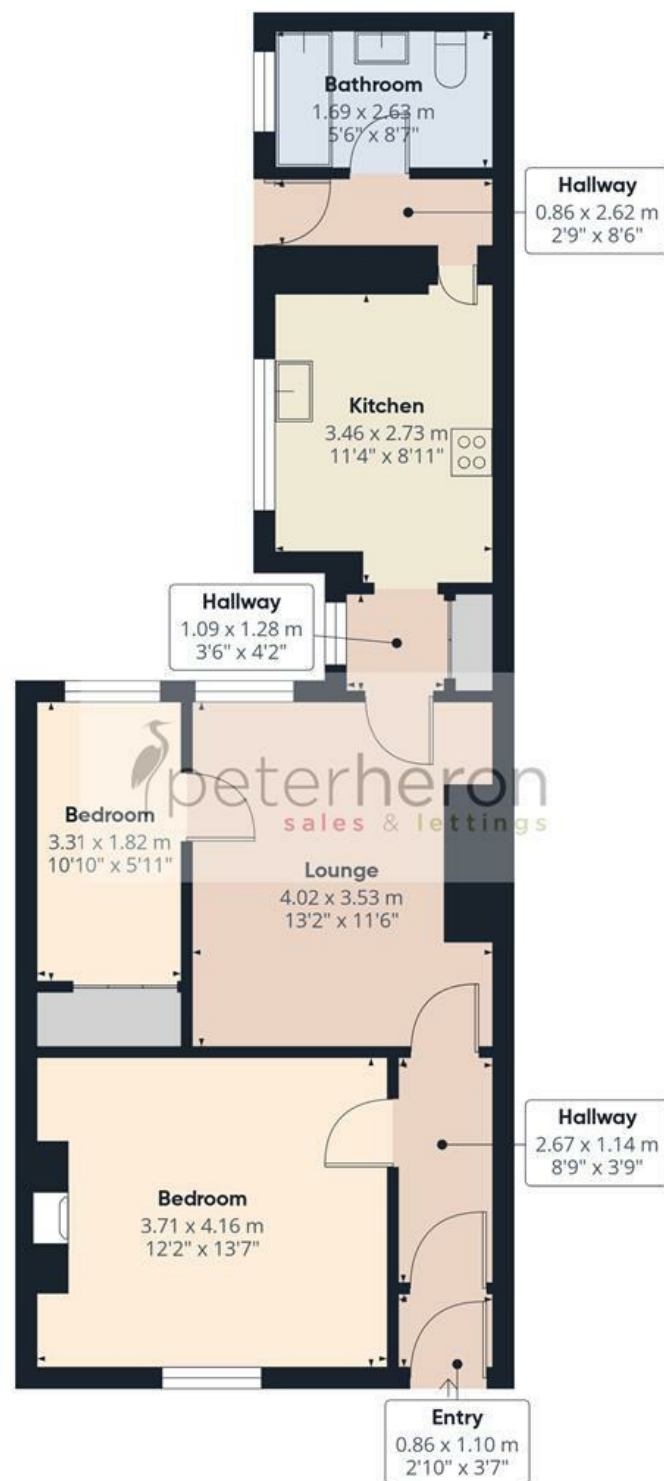
Ombudsman

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⁾

58 m²

625 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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