









This spacious three bedroom, double fronted mid terrace cottage, is situated within this popular and convenient location and is available with immediate vacant possession and no upper chain involved. The accommodation is all on one level and includes a hall, lounge, kitchen, bathroom/wc and three bedrooms. The property benefits from double glazing, gas central heating to radiators and a yard to the rear. This area is ideal for local amenities, shops and schools, Sunderland Royal Hospital, the University and transport connections. Viewing essential.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door.

Entrance Vestibule

Door to hallway.

Hallway

Radiator.

Bedroom 1 12'11" x 12'8"



Double glazed window to the front and radiator.

Bedroom 2 7'10" x 12'8"



Double glazed window to the front and radiator.

Lounge 12'9" x 11'8"



Double glazed window to the rear and 2x radiators. Doors to the kitchen and dining area.

Bedroom/Reception Room 8'8" x 11'8"



Double glazed window to the rear, radiator and cupboard concealing wall mounted boiler. Access point to loft.

Kitchen 7'1" x 9'3"



Fitted with wall and base units with work surface over incorporating a stainless steel sink and drainer unit, integrated oven and gas hob with extractor over, space for fridge freezer and washing machine. Double glazed window to the side.

Rear Hall

Access point to loft and double glazed door to courtyard. Door to shower room.

Bathroom



Low level WC, washbasin and bath, double glazed window.

Outside



Low maintenance garden with roller shutter 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

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MAIN ROOMS AND DIMENSIONS

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

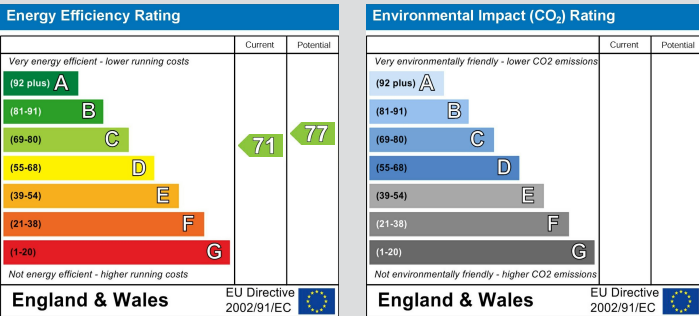
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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⁾

65 m²

700 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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