









This generously proportioned three bedroom mid cottage offers a flexible living space and really must be viewed. The accommodation is arranged over two floors and comprises entrance hall, ground floor bedroom/second reception room, lounge, kitchen, utility, ground floor bathroom and two bedroom to the first floor all having the benefit of double glazing and gas central heating. Externally there is an enclosed courtyard to the front and an enclosed yard to the rear providing secure off street parking. Situated in the sought after residential area of Fulwell and just a short walk away from the shops and cafes on Sea Road, close to the sea front, near good schools and boasting excellent transport links to Sunderland city centre and wider road networks. Offered for sale with no upward chain.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed entrance door to

Entrance Hall

Radiator.

Ground Floor Bedroom 3/ Reception Room 2 14'10" x 11'4"



UPVC double glazed bay window to the front and two radiators.

Lounge 18'1" x 14'5"



Living flame effect gas fire with feature fireplace surround, stairs to the first floor, radiator and double glazed doors leading to outside.

Kitchen 14'9" x 8'5"



Fitted with wall and base units, worktops, inset sinks, splashback tiling, gas hob, electric hob, extractor fan, sealed unit double glazed window to the side.

Utility 8'4" x 4'11"

Worktops, space and plumbing for an automatic washing machine, wall mounted gas central combination boiler.

Bathroom 8'3" x 7'1"



WC, washbasin and bath and shower over, splash back tiling, sealed unit double glazed window to the side.

First Floor Landing

Bedroom 1 14'7" x 12'10"



UPVC double glazed window to the rear and radiator.

Bedroom 2 15'4" x 9'0"



UPVC double glazed window to the front and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside

To the front of the property there is an enclosed courtyard and to the rear of the property, there is an enclosed yard with an up and over door providing secure off street parking.

Tenure

We are unable to advise on the Tenure.

Important Notice

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 Notice2

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.

Sea Road Viewings

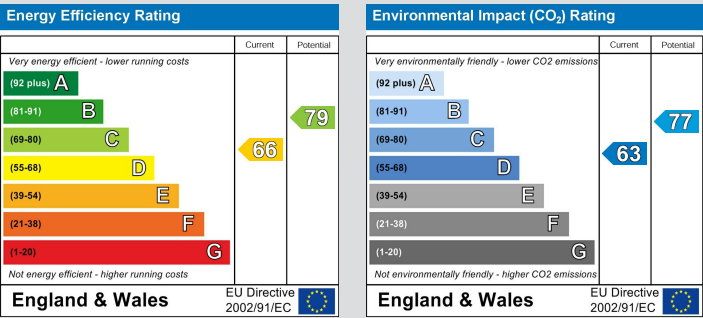
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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