







The *Love* Family

is life's greatest *Blessing*.



A spacious and well-presented three bedroom mid terrace cottage with accommodation over two floors. The property on the ground floor comprises of a hall, generous lounge, 17ft breakfasting kitchen, bathroom and a double bedroom with fitted wardrobes whilst to the first floor there are two further bedrooms. Benefiting from gas central heating, UPVC double glazing and a yard to the rear. The property is well placed for an extensive range of amenities including local shops and is ideal for those who require excellent transport links along the A19 corridor or wish to be within easy commuting distance of Sunderland City Centre and Newcastle Upon Tyne.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

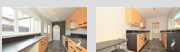
Entrance Hall

Lounge 14'9" x 13'5"



Double glazed window to rear, central heating radiator, built in cupboard and staircase to first floor.

Breakfasting Kitchen 17'2" x 7'6" maximum

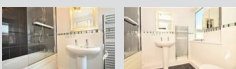


Fitted with modern wall and base units with work surfaces over incorporating a sink and drainer unit, integrated oven and gas hob, central heating radiator, space for small table and chairs, double glazed door to courtyard, double glazed window.

Lobby

Wall mounted central heating boiler.

Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, chrome ladder style central heating radiator, tiled floor, part tiled walls and double glazed window.

Bedroom 1 11'6" x 10'2" not including fitted robes



Double glazed window to front, central heating radiator and fitted sliding door wardrobes.

First Floor Landing

Bedroom 2 12'6" x 6'11"



Double glazed window to rear and central heating radiator.

Bedroom 3 9'4" x 5'4"



Double glazed window to rear and central heating radiator.

Outside



Courtyard to the rear with 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

We endeavour to make our particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a purchase. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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.

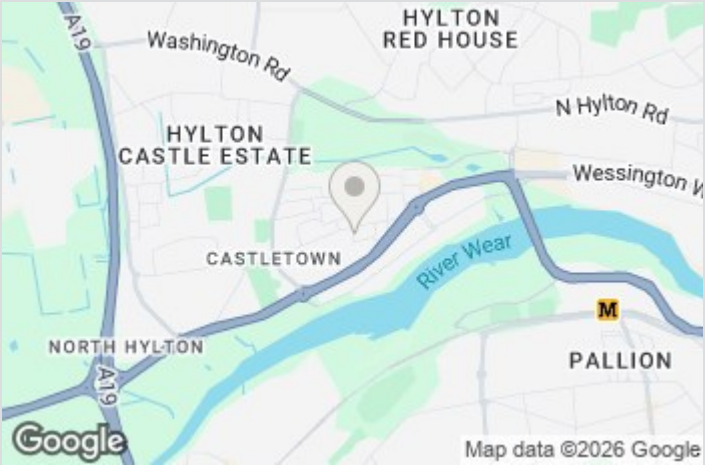
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MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	66
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	37	56
EU Directive 2002/91/EC		
England & Wales		



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