









Occupying a sought after position in the fashionable lower Southwick suburb of the city, set close to the banks of the River Wear, this surprisingly spacious 2 bed Victorian mid terraced cottage, available with no upward chain, offers an exciting opportunity for first time buyers, investor landlords and those who require a stair free living space.

Internal accommodation comprises entrance hall, living room open to the dining room (formerly bedroom 2), kitchen, double bedroom and bathroom. Benefitting from gas central heating and UPVC double glazing, the property has an enclosed courtyard to the rear with vehicle access via roller shutter door. Within easy walking distance of Southwick Green shopping centre and central to the city centre, A19 and coast, this delightful property, which would benefit from some modernisation, is sure to impress all who view.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Entrance Hall

With a radiator and coved cornicing.

Bedroom 1 13'6" x 13'11" into alcoves



Double glazed window to the front, radiator, gas fireplace, fitted wardrobes and coved cornicing.

Lounge 13'7" x 17'5"



Double glazed window to the rear, coved cornicing, radiator and a gas fireplace with back boiler and mantle and surround.

Kitchen 16'2" x 7'2"



Fitted with base and eye level units with works surfaces over incorporating a sink unit. There's a double glazed window, tiled splashbacks, door to the rear, radiator and coved cornicing.

Rear Lobby 7'3" x 4'3"



With a work surface, double glazed window and coved cornicing.

Bathroom



Low level WC, wash basin, tiled splashbacks, tiled walls, double glazed window to the rear and a bath with fitted overhead shower.

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MAIN ROOMS AND DIMENSIONS

Outside



Courtyard to the rear with electric roller shutter access door and a brick built store.

Important Notice Part 1

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 Notice Part 2

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.

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.

Sea Road Viewings

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

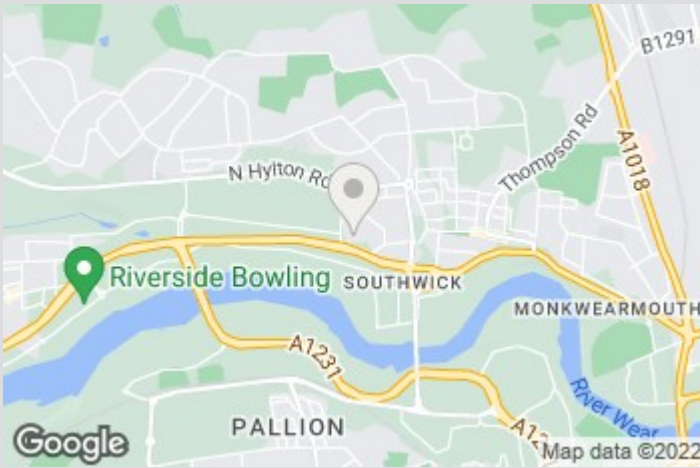
Opening Times

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.

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



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