









VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW!! A larger style double fronted cottage with two double sized bedrooms, two reception rooms together with the added bonus of rear gardens and a garage, is positioned at a desirable end of this fashionable street where houses of this nature very rarely become onto the open market.

Available with no upward chain, the property benefits from gas central heating and UPVC double glazing and is in need of some updating and modernising but comes with huge potential. Walking distance from an excellent range of amenities including Sea Road shopping centre, Seaburn and Stadium of Light Metro, the property is also within easy reach of Sunderland's coast with its award winning Blue Flag beaches. Immediate internal inspection is highly recommended as considerable interest is anticipated.

MAIN ROOMS AND DIMENSIONS

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Ground Floor

UPVC double glazed feature door to

Reception Hall

Single radiator.

Lounge 15'3" x 12'11"



UPVC double glazed bay window to front, double radiator x2, double sliding glazed doors to

Dining Room 13'6" x 13'1"



Wall mounted gas fire and built in cupboard.

Kitchen 7'0" x 11'10"



Base and eye level units with working surfaces incorporating a single drainer stainless steel sink unit with mixer tap, space and plumbing for automatic washing machine, space for fridge, space for gas cooker, wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window to side.

Bedroom 1 (front) 12'4" x 12'5"



UPVC double glazed window to front, single radiator.

Bedroom 2 13'9" x 9'10"



UPVC double glazed window to rear, single radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom

Low level WC, washbasin and panel bath - coloured suite with part tiled walls, UPVC double glazed window, single radiator.

Outside



Forecourt to front, generous gardens to rear with patio seating area, lawns, greenhouse and garage with roller shutter door. Pedestrian gate leading out into rear lane access.

Garage 19'10" x 9'8"

Window to side and UPVC door.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band B and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

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.

Sea Road Viewings

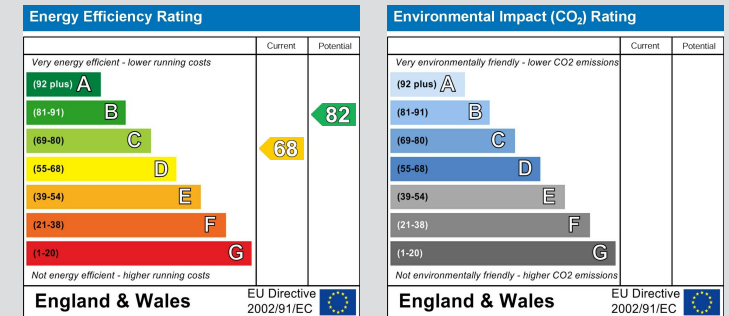
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

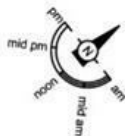


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Approximate Floor Area
(78.18 sq.m)



15 Morray Street