









This beautifully presented two-bedroom cottage offers convenient single-level living and has been recently refurbished to a high standard throughout. The accommodation includes an entrance hall, lounge, kitchen, bathroom, and two bedrooms, and benefits from double glazing and gas central heating. Externally, the property features an enclosed rear yard with a garage providing additional storage. Located in the highly sought-after residential area of Fulwell, it is just a short walk from the shops and cafés on Sea Road, close to well-regarded schools, and provides easy access to Sunderland city centre and major transport links. Early viewing is strongly recommended. Available now!

MAIN ROOMS AND DIMENSIONS

All On One Floor

Access via composite entrance door into

Reception Hall



Radiator, access hatch to loft and doors to

Lounge 13'11" x 12'2"



Double glazed window to rear elevation, radiator and panelled feature wall. Door to Kitchen.

Kitchen 15'7" x 6'10"



Range of modern wall and base units with countertops over

incorporating a 1.5 bowl sink and drainer with mixer tap. Fully integrated appliances, vertical radiator and door to bathroom. Double glazed window and composite door to rear.

Bathroom



Walk in waterfall shower, bath, low level wc and hand wash basin set into floating vanity shelf. Heated towel rail and double glazed window to rear elevation.

Bedroom One 15'5" x 14'10"



Double glazed bay window to front elevation, radiator and built in mirrored wardrobes.

Bedroom Two 10'5" x 6'9"



Double glazed window to rear elevation and double radiator.

Loft Space 17'7" x 16'9"



Generous, fully boarded loft with 2x skylight windows and storage cupboards.

Outside



Low maintenance courtyard benefitting from a garage.

Council Tax Band

The Council Tax is Band A.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Lettings Important Notice

We endeavor to make our lettings 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. Prospective tenants 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 tenancy. 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.

Letting Viewings

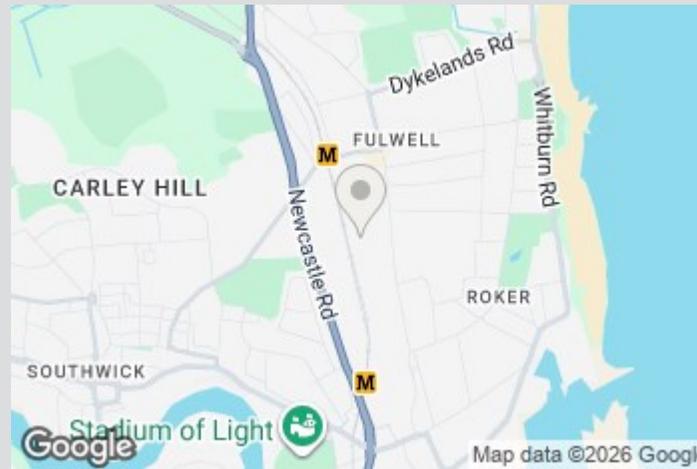
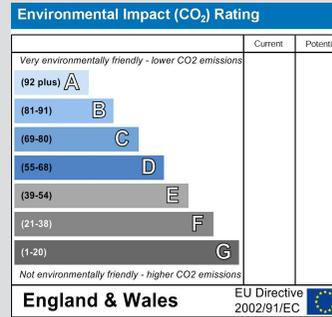
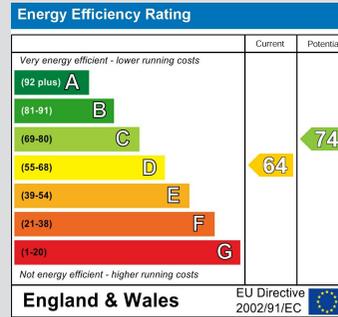
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



First Floor

Ground Floor



Approximate total area⁽¹⁾

99.4 m²

1070 ft²

Reduced headroom

5.3 m²

57 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.