









INVESTMENT OPPORTUNITY

For sale either with a sitting tenant generating approximately £6000 per annum or can be sold with vacant possession.

This property is the perfect opportunity for investors and first time buyers alike, offering a surprisingly spacious 2 bedroomed mid terraced cottage with comfortable living accommodation arranged over the ground floor. Internal accommodation comprises reception hall, living room, breakfasting kitchen, 2 large bedrooms and a bathroom whilst features of note include gas central heating and UPVC double glazing. Externally there is a courtyard to the rear providing off street parking and with a sunny aspect. Walking distance from Southwick Green with its excellent amenities and central to the A19, city centre and beaches, this well maintained home will impress all who view.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Entrance Hall

With wood effect laminate flooring and a radiator.

Lounge 16'0" x 12'11"



Double glazed window, radiator, wood effect laminate flooring and an electric fireplace.

Kitchen 12'2" x 7'1"



Fit with base and eye level units with work surfaces over incorporating a sink unit. There's a double glazed window, tiled flooring, radiator and a cupboard housing the central heating boiler.

Rear Hall

With a radiator and wood effect laminate flooring.

Bathroom



With a low level WC, pedestal wash basin and panelled bath with shower head over. There's a double glazed window, part tiled walls and tiled flooring and a radiator.

Bedroom 1 13'0" x 12'1"



Double glazed window, radiator and coved cornice.

Bedroom 2 13'6" x 7'4"



Double glazed window and a radiator.

Outside



There's a courtyard to the rear with roller shutter access door and providing off street parking.

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

Important Notice 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 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.

Viewings

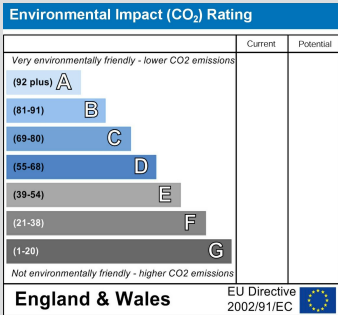
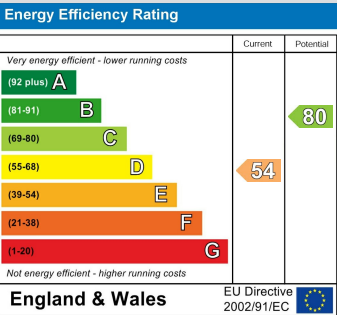
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

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.



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