







The *Love* of a 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

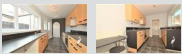
Entrance Hall

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

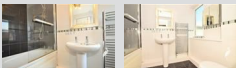


Fitted with modern wall and base units with work surfaces over incorporating a sink and drainer unit, integrated oven and gas hob, central heating radiator, space for small table and chairs, double glazed door to courtyard, double glazed window.

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"



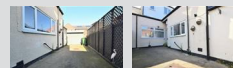
Double glazed window to rear and central heating radiator.

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 - Particulars

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. 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.

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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 £300.00 by Movewithus Ltd.

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MAIN ROOMS AND DIMENSIONS

Sea Road Viewings

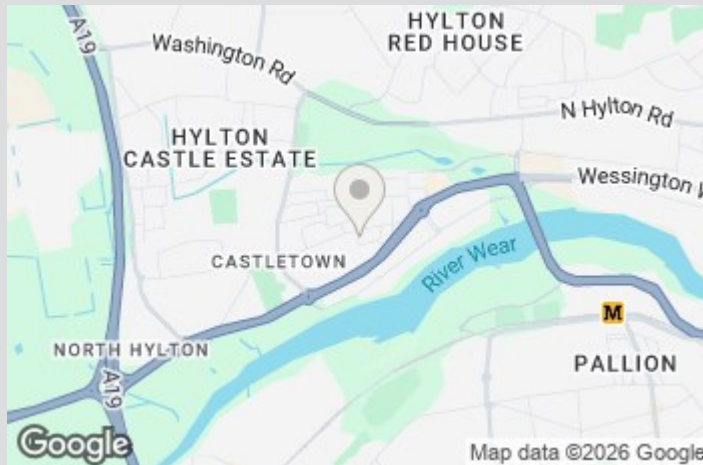
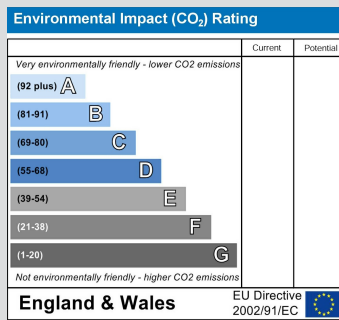
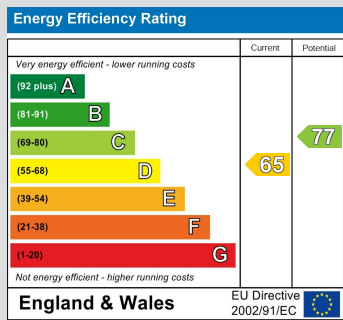
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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