











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.

## Important Notice

We endeavour to make our 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. Buyers 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 purchase. 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.

## Viewing Arrangements

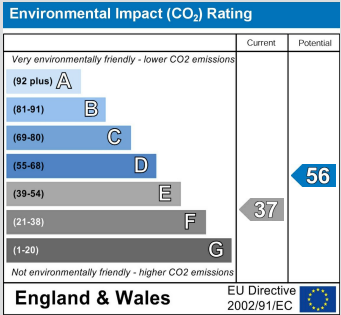
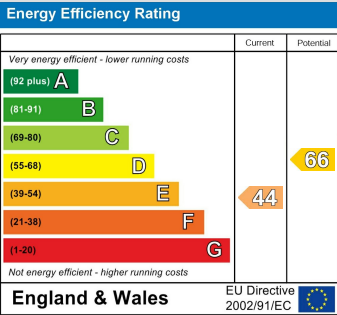
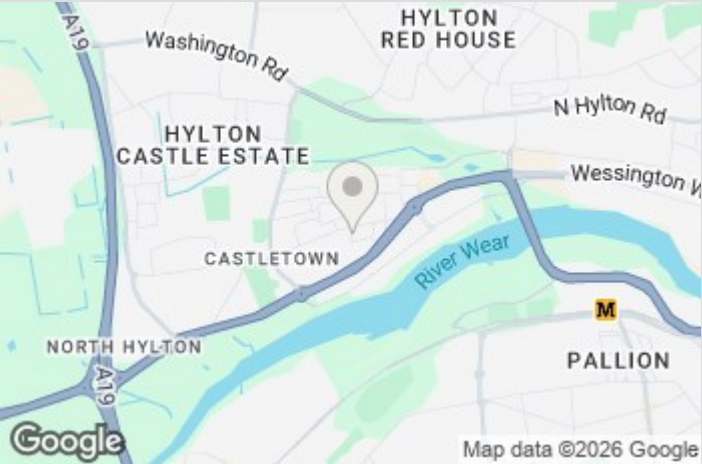
To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



Visit [www.peterheron.co.uk](http://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

