









A two bedroom, two reception room dormer cottage, providing deceptively spacious accommodation, on the highly regarded Inverness Street in Fulwell. The accommodation briefly includes to the ground floor of an entrance lobby, lounge and a separate dining room, both of generous proportions, a breakfasting kitchen, sun room and a wet room/wc, To the first floor there are two double bedrooms. Externally there is a small forecourt area to the front and an attractive courtyard to the rear with roller shutter access door. This location is ideally placed for a range of local amenities, including Sea Road shopping centre, schools and transport connections via road and the Metro system with stations at Seaburn and Stadium of Light. With no upper chain involved and a sensible asking price to allow for some general updating, we highly advise early viewing, to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

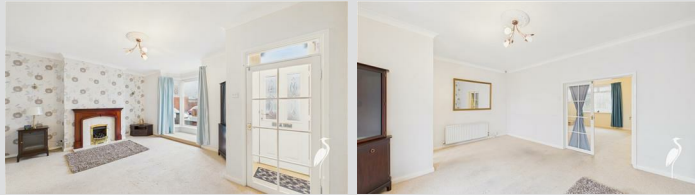
## Ground Floor

Access via entrance door.

## Entrance Lobby

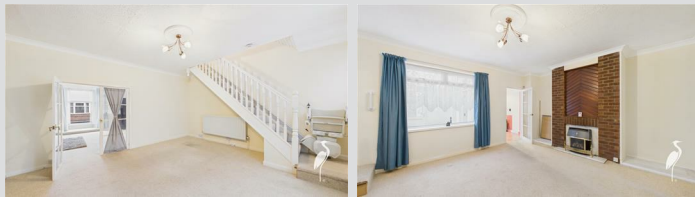
Inner glazed door to lounge.

## Lounge 12'9" x 18'1"



Double glazed bay window to front, radiator and feature fireplace. Double doors into dining room.

## Dining Room 14'6" x 13'5" not inc staircase area



Double glazed window looking into sun room, fitted gas fire, staircase to first floor and door to kitchen.

## Breakfasting Kitchen 19'2" x 10'0" narrowing to 7'0"



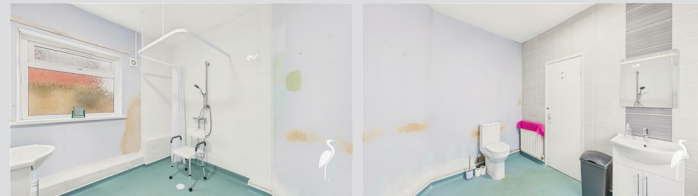
Fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and hob, space for fridge freezer, washing machine and tumble dryer, radiator, double glazed window and doors to sun room and wet room.

## Sun Room 9'7" x 8'10"



Double glazed window to rear and double glazed door to rear courtyard.

## Wet Room



WC, washbasin set into vanity unit and shower area with mains shower, radiator and double glazed window.

## First Floor Landing

## Bedroom 1 14'2" x 10'10"



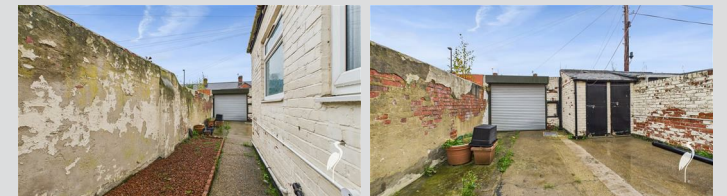
Two double glazed windows to front, radiator and built in cupboard.

## Bedroom 2 11'7" x 9'7" extending to 12'7"



Double glazed window to rear, radiator and built in cupboard.

## Outside



Forecourt area to the front whilst to the rear there is an attractive courtyard to the rear with roller shutter access door.

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

# MAIN ROOMS AND DIMENSIONS

## Tenure FH

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

## Council TaxBand

The Council Tax is Band B.

## Important Notice

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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.

## Viewings Srd

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

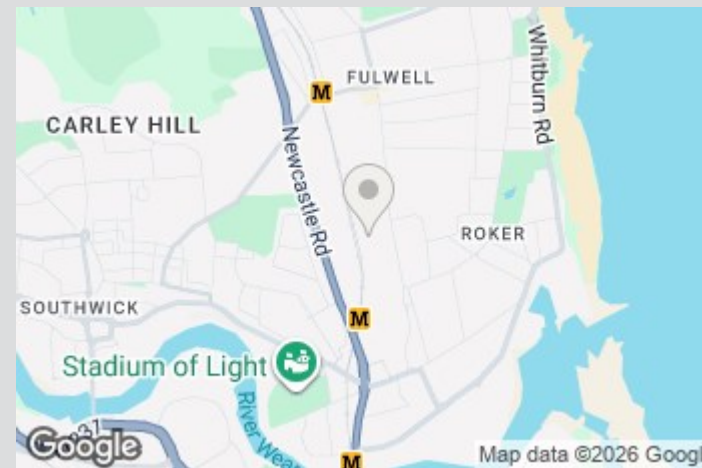
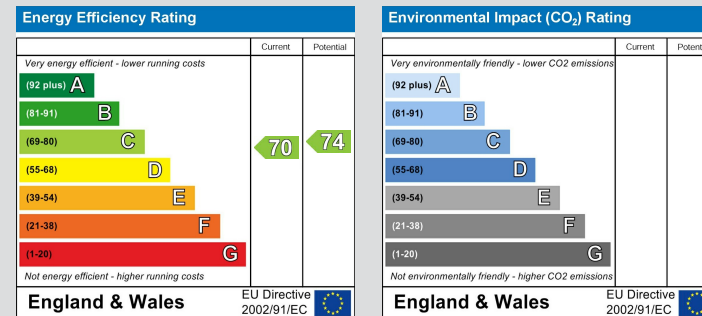
## Opening Times

Monday - Friday 9.00am to 5.00pm

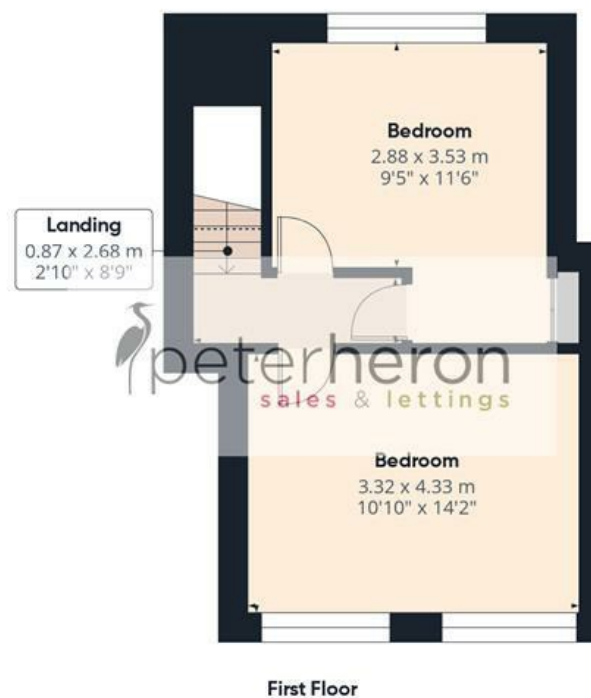
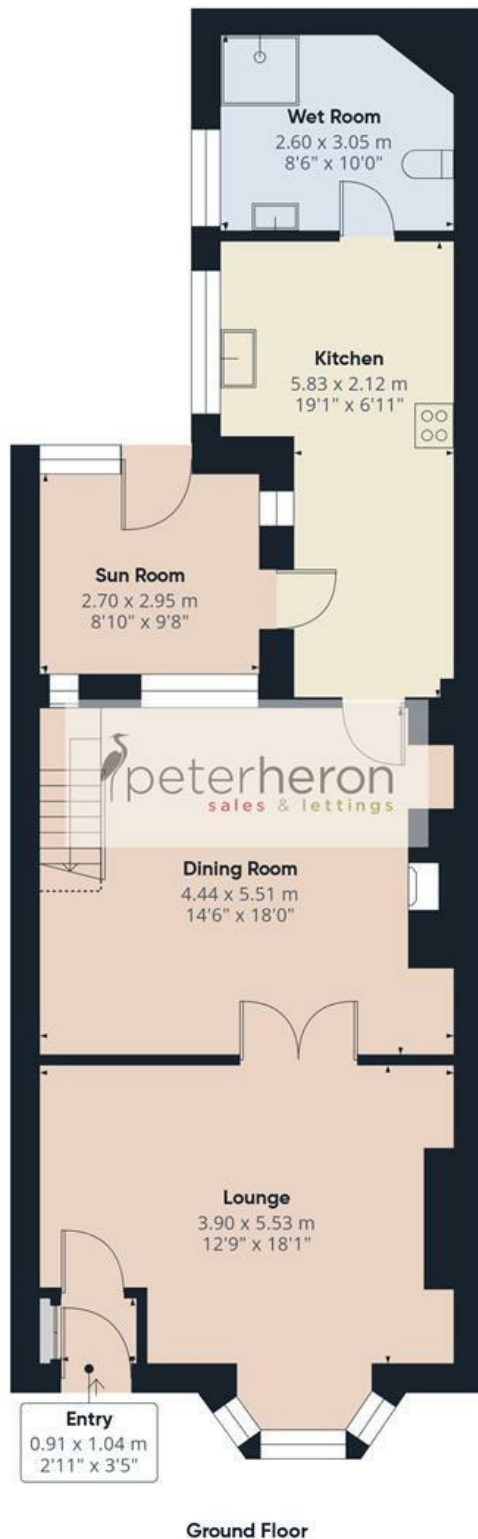
Saturday 9.00am to 12noon

## Ombudsman

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



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**Approximate total area<sup>(1)</sup>**

104.7 m<sup>2</sup>

1127 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

9 ft<sup>2</sup>

(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.

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