

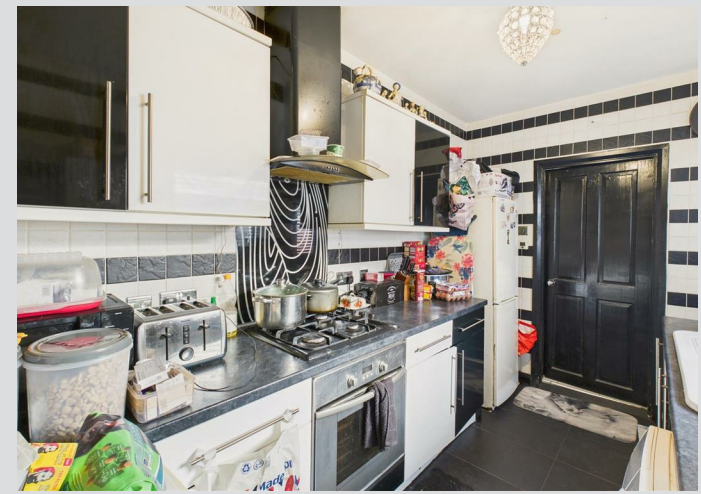


Edward Burdis Street, Southwick, Sunderland

£59,950







A excellent opportunity for investment landlords and available with a sitting tenant or vacant possession, this popular style mid terraced cottage sitting within this quiet street, walking distance from all amenities offers a comfortable living space but would benefit from some cosmetic enhancements, carrying a competitive asking price, the property internally comprises reception hall, living room, kitchen, double bedroom and bathroom whilst features of note include gas central heating, UPVC double glazed and solid oak flooring to some rooms. Central to the coast, Sunderland City centre and A19, the property is within easy reach of Southwick Green and Sea Road shopping centres.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door into the hallway.

## Hallway



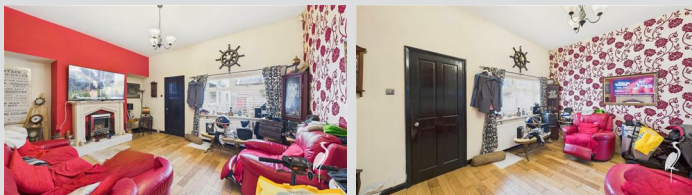
Double radiator, access hatch to loft, doors leading to bedroom 1 and to the lounge.

## Bedroom 1 13'0" x 10'10"



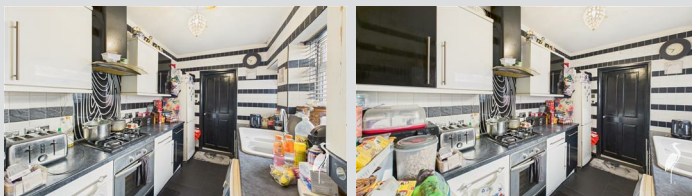
Double glazed window to the front and a double radiator.

## Lounge 13'0" x 15'0"



Double glazed window to the rear, double radiator, electric fire and a door to the kitchen.

## Kitchen 11'11" x 7'1"



Fitted with wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap, integrated appliances include an oven, electric hobs, and an extractor chimney. Space has been provided for the inclusion of a washing machine and a fridge freezer. Double glazed window to the rear, UPVC double glazed door to the rear courtyard, wall mounted Baxi boiler and a door to the shower room.

## Shower Room



Low level WC, pedestal wash hand basin, enclosed shower

cubicle with overhead shower, tiled walls and floor, ceiling panels, fitted cabinets and a ladder style heated towel rail.

## Outside



Low maintenance courtyard to the rear.

## 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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

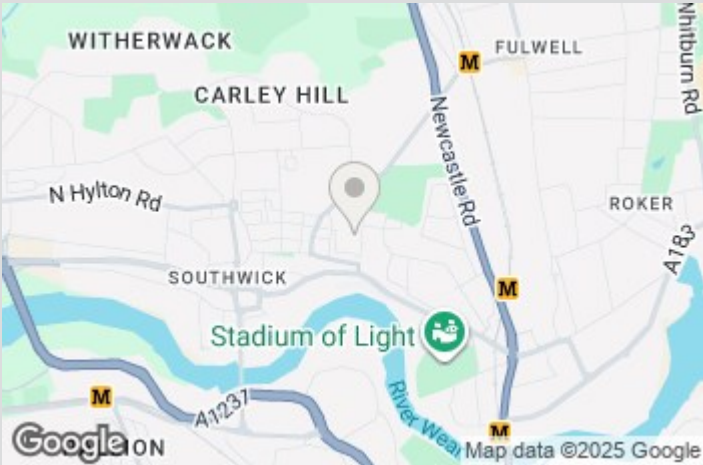
**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

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.

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.



## Sea Road Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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



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

49.3 m<sup>2</sup>

530 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360