









A generously proportioned three bedroom, two reception mid terrace dormer cottage, situated within this popular location. Internally the accommodation on the ground floor includes a hall, lounge, dining room / potential fourth bedroom, a fitted kitchen and a bathroom/wc. On the first floor there are three bedrooms. Externally there is an attractive courtyard to the rear. The property benefits from double glazing and gas central heating to radiators. This location is ideally placed for local amenities, shops and schools, as well as offering connections to excellent transport links. With no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Hall



Radiator.

## Lounge 17'5" x 13'11"



2x double glazed windows to rear, electric fireplace, double radiator and stairs to first floor. Door to kitchen.

## Kitchen 7'1" x 18'0"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space provided for an oven, fridge

freezer and washing machine. 3 seater breakfast bar, radiator and double glazed window to rear. Door to rear hall.

## Rear Hall

UPVC door to rear and door to bathroom.

## Dining Room/Bedroom 13'10" x 11'6"



Double glazed window to front and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window.

## First Floor Landing

Storage cupboard.

## Bedroom 1 12'1" x 10'2"



Double glazed window to rear and radiator.

## Bedroom 2 6'11" x 9'11"



Double glazed window to front and radiator.

## Bedroom 3 6'11" x 9'11"



Double glazed window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Delightful rear courtyard with artificial lawn and electric roller shutter.

## 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.

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

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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.

## Sea Road Viewings

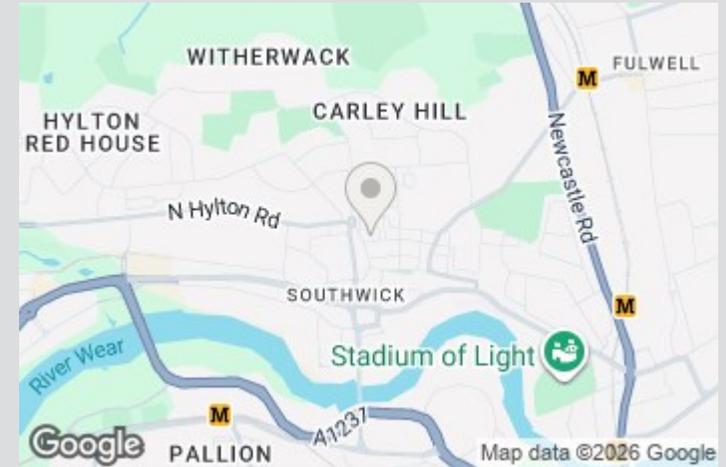
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.

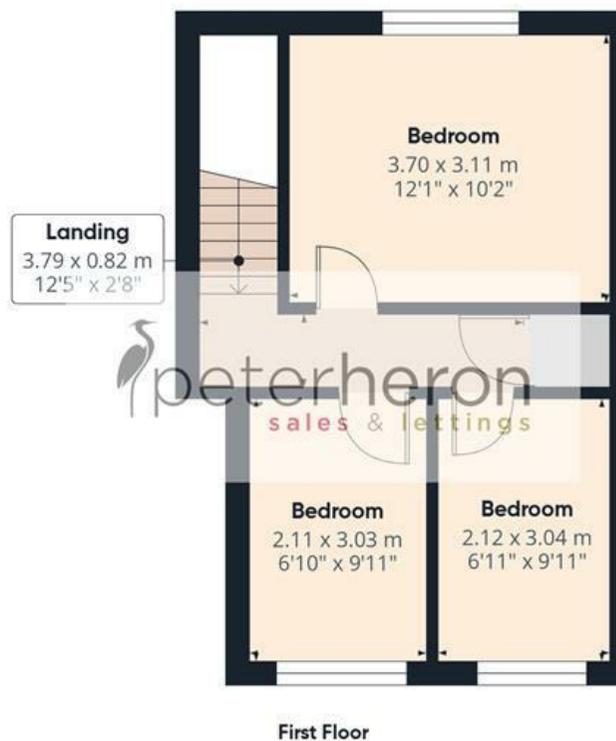


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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

85.1 m<sup>2</sup>

917 ft<sup>2</sup>

Reduced headroom

0.8 m<sup>2</sup>

8 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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