









This immaculately presented three bedroom cottage really must be viewed to be appreciated. The accommodation offers a flexible living space and comprises entrance vestibule, entrance hall, ground floor bedroom, lounge, breakfast kitchen, bathroom and two bedrooms to the first floor all having the benefit of double glazing and gas central heating. Externally there is an enclosed courtyard to the front and a generous enclosed yard to the rear providing secure off street parking. The property is situated in the ever popular area of Roker and is ideally placed for a range of amenities, close to schools, just a short walk away from the sea front and boasts excellent transport links to Sunderland City centre and wider road networks.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Vestibule

## Entrance Hall



Radiator.

## Bedroom 1 12'3" x 16'1"



Double glazed bay window to front and radiator.

## Lounge 14'7" x 20'8"



Double glazed window to rear, radiator, electric fire and stairs leading to first floor.

## Breakfasting Kitchen 16'6" x 8'3"



Fitted with a range of modern wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an oven and hob with extractor fan over, space has been provided for the inclusion of a washing machine, dishwasher and a fridge freezer, wall mounted combi boiler, double glazed window and a double radiator.

## Bathroom



Low level WC, pedestal washbasin and bath with shower over, tiled walls and floor, double glazed window and radiator.

## First Floor Landing

### Bedroom 2 9'6" x 15'5"



x2 double glazed windows to rear and radiator.

### Bedroom 3 9'4" x 18'9"



Measured at a height of 1.5metres with two Velux windows and radiator.

## Outside



To the front is an enclosed courtyard, to the rear a good sized enclosed yard with electric roller shutter doors and off street parking.

## 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:-  
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# MAIN ROOMS AND DIMENSIONS

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## Sea Road Viewings

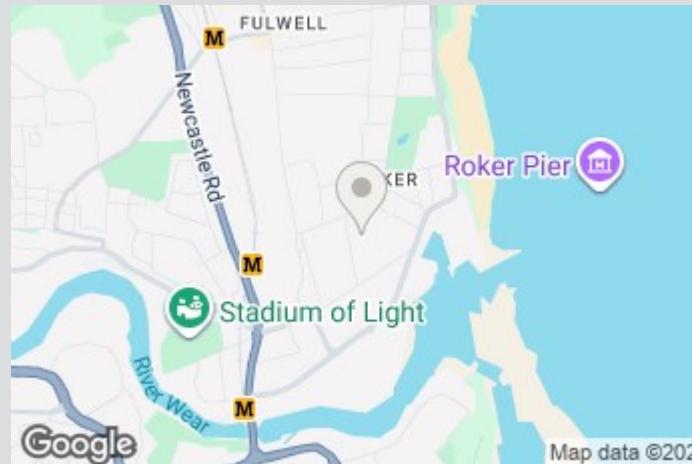
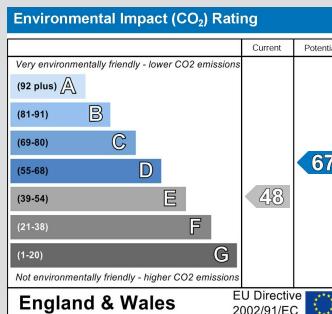
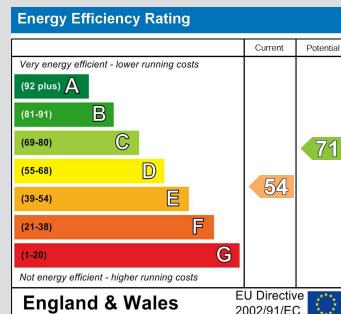
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

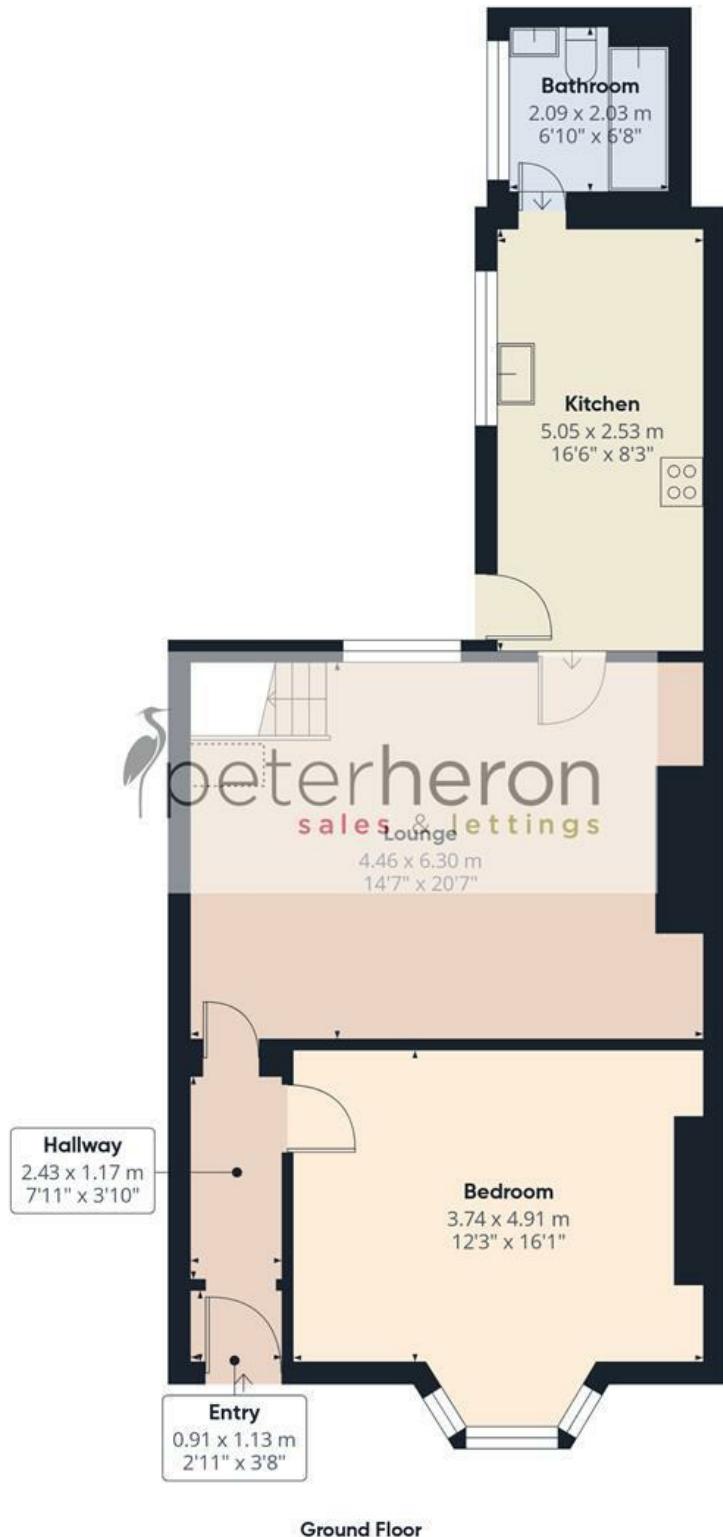
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Approximate total area<sup>(1)</sup>

97.4 m<sup>2</sup>

1049 ft<sup>2</sup>

Reduced headroom

8 m<sup>2</sup>

86 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.