









Available with immediate vacant possession and no upward chain, this popularly situated mid terraced two bedroom cottage set adjacent to Roker park and just a short stroll from award winning Blue Flag beaches, offers an exciting opportunity for those who wish to live in this extremely fashionable location. The internal accommodation comprises entrance lobby, reception hall, living room, kitchen, two bedrooms and a bathroom whilst the property benefits from gas central heating and UPVC double glazing together with a forecourt to the front and enclosed west facing courtyard to the rear. In need of some updating and modernised but priced accordingly, this lovely home is walking distance from a good range of amenities and can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

All On One Floor

Access via UPVC entrance door.

Reception Hall

Radiator.

Lounge 14'2" x 11'1"



Single glazed window, radiator and feature fireplace. Built in storage and door to rear lobby.

Rear Lobby

Storage space. Doors to kitchen and sun room.

Kitchen 11'2" x 8'11"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Built in cooker hood, space provided for an oven and low level fridge/freezer. Double radiator, double glazed window to rear elevation and door to utility.

Sun Room 6'9" x 12'5"



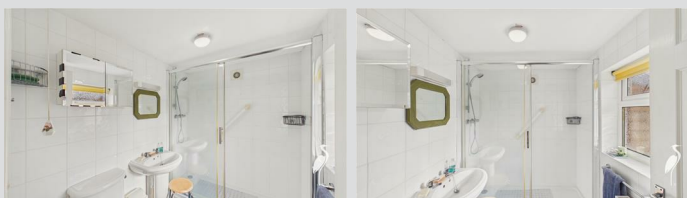
Wall and base units with countertops over providing storage space. Double glazed window and UPVC door to rear.

Utility Area



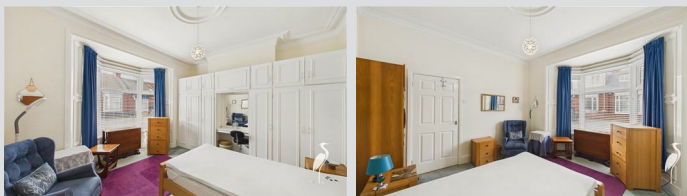
Wall and base units with countertops over. Providing space for a washing machine, tumble dryer and fridge freezer. UPVC door to rear and door to shower room.

Shower Room



Low level WC, washbasin and shower, double radiator and double glazed window to rear.

Bedroom 1 11'11" x 14'9"



Double glazed bay window to front elevation, radiator and built in wardrobes.

Bedroom 2 10'6" x 6'0"



Single glazed window and radiator.

Outside



Low maintenance courtyard with shed and wooden gate to access rear lane.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 25/03/1899 and the Ground Rent is £3.50 every 6 months.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

MAIN ROOMS AND DIMENSIONS

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.

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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

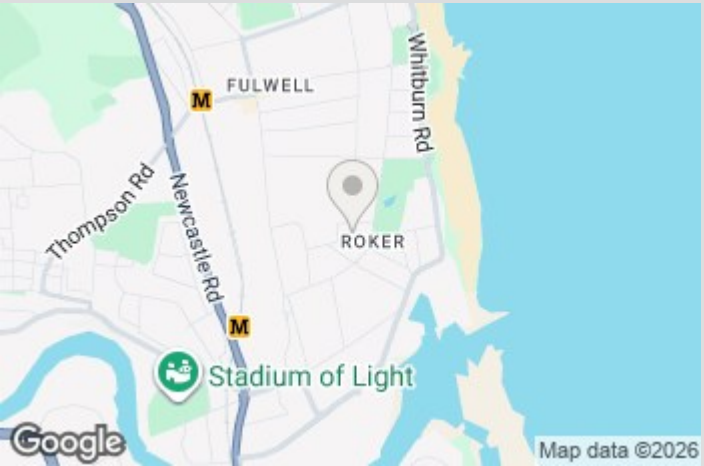
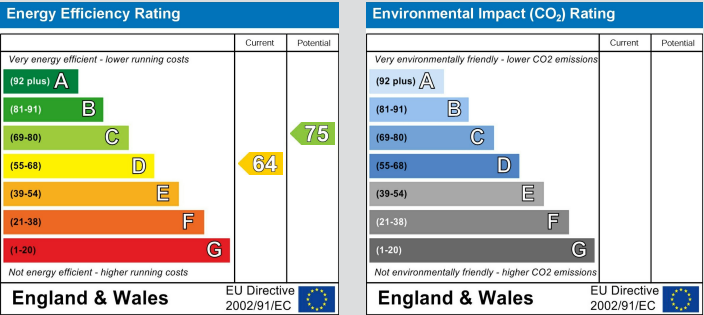
contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Visit 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⁽¹⁾

71.6 m²

772 ft²

(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.

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