









This recently refurbished mid terraced cottage available with vacant possession and no upward chain. Boasting very well presented accommodation all on one level and comprising entrance hall, lounge, modern fitted kitchen, utility, contemporary bathroom and bedroom. Externally there is a courtyard to the rear. Benefiting from gas central heating, double glazing and a brand new roof. This convenient location provides easy access to local amenities, shops and schools as well as offering excellent links to Sunderland City Centre and major road links including the A19. Early viewing highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

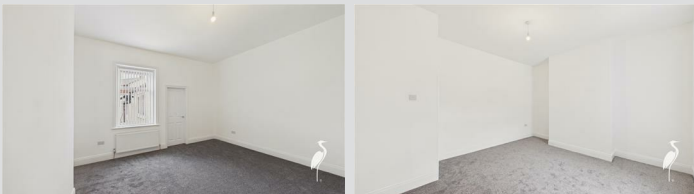
## All on Ground Floor

Access via UPVC entrance door .

## Entrance Hall

Radiator.

## Lounge 15'10" x 14'1"



Double glazed window to rear and radiator. Door to kitchen.

## Kitchen



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and cooker hood. Radiator, double glazed window to rear and opening into utility.

## Utility

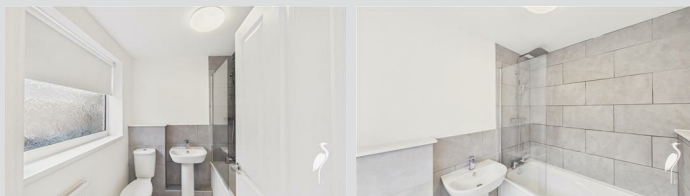


Double glazed window to rear. Base units with countertops over Providing space for a fridge freezer, washing machine and tumble dryer. Opening into rear lobby.

## Rear Lobby

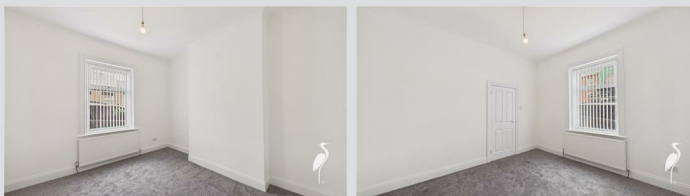
Door to out side and door to bathroom.

## Bathroom



Low level WC, washbasin and bath with dual head waterfall shower over, radiator and double glazed window to rear.

## Bedroom 12'1" x 12'9"



Double glazed window to front and radiator.

## Outside

Enclosed 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 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](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

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

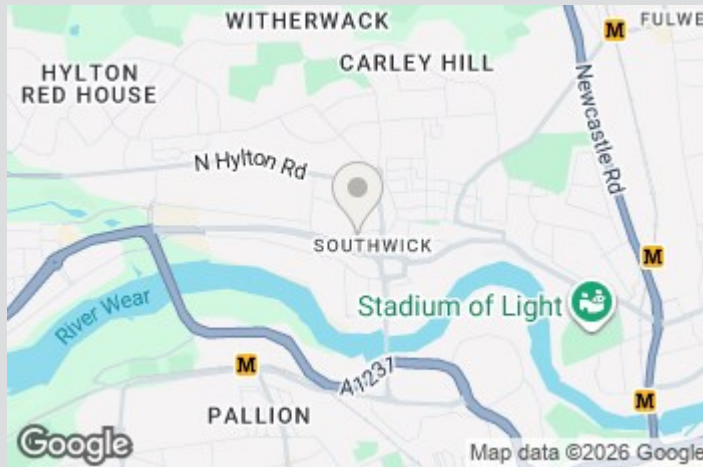
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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

56.6 m<sup>2</sup>

611 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.

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