









A deceptively spacious three bedroom and two reception roomed dormer cottage sitting within convenient suburb close to the A19 and providing excellent transport links into the City centre and through to Nissan, Doxford International Business park and Amazon, offers a generous living space ideal for families or landlord investors.

Accommodation include reception hall, lounge, dining room, kitchen, bathroom and three first floor bedrooms, with features of note include gas central heating, UPVC double glazing and a self contained courtyard to the rear with an up and over door providing off street parking.

Available with no upward chain, this modestly priced home should prove to be very popular and immediate internal inspection is unreservedly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Reception Hall

Door to lounge.

## Lounge 13'1" x 12'4"



Double glazed window to front and radiator Double doors to dining room.

## Dining Room 14'3" x 14'3"



Double glazed window to rear, radiator and storage cupboard. Door to kitchen. Stairs to first floor.

## Kitchen 6'7" x 15'10"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for a washing machine, fridge freezer and tumble dryer. Double radiator, wall mounted boiler, double glazed window to rear and door to rear hall.

## Rear Hall

Storage cupboard, UPVC door to rear and door to bathroom.

## Bathroom



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

## First Floor Landing



Storage cupboard.

## Bedroom 1 11'8" x 10'4"



Double glazed window to rear, radiator and storage cupboard.

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



Double glazed window to front and radiator.

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

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# MAIN ROOMS AND DIMENSIONS

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



Double glazed window to front and radiator.

## Outside



Low maintenance courtyard to rear with up and over shutter door.

## 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.

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

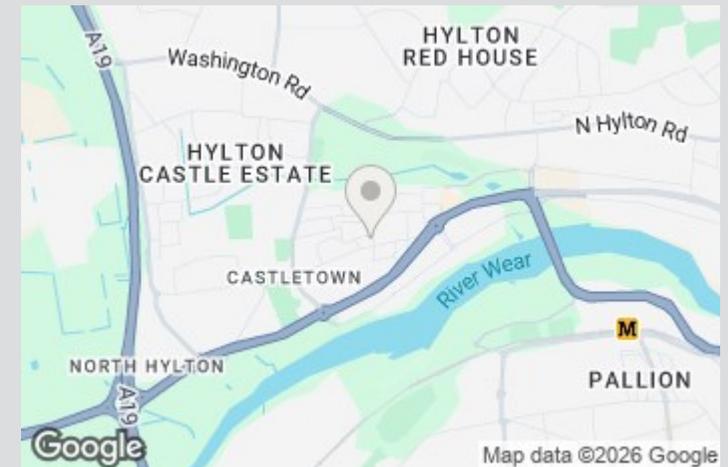
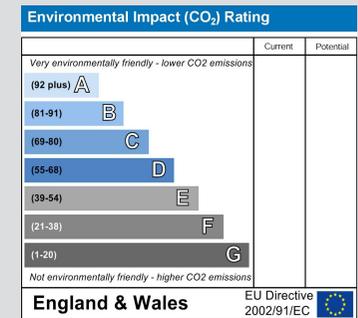
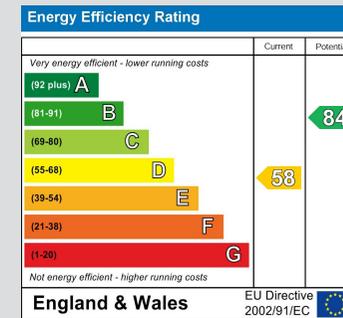
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

## 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.



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**First Floor**

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

85.9 m<sup>2</sup>

924 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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