

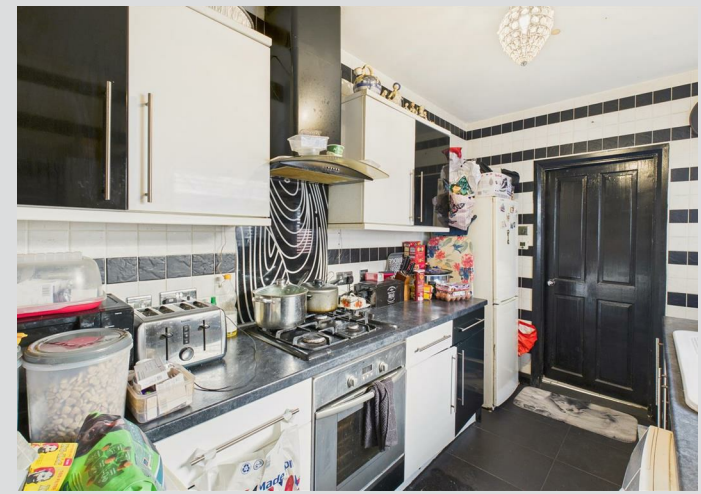


Edward Burdis Street, Southwick, Sunderland

£59,950







A excellent opportunity for investment landlords and available with a sitting tenant or vacant possession, this popular style mid terraced cottage sitting within this quiet street, walking distance from all amenities offers a comfortable living space but would benefit from some cosmetic enhancements, carrying a competitive asking price, the property internally comprises reception hall, living room, kitchen, double bedroom and bathroom whilst features of note include gas central heating, UPVC double glazed and solid oak flooring to some rooms. Central to the coast, Sunderland City centre and A19, the property is within easy reach of Southwick Green and Sea Road shopping centres.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door into the hallway.

Hallway



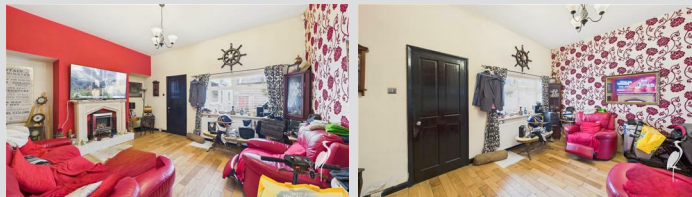
Double radiator, access hatch to loft, doors leading to bedroom 1 and to the lounge.

Bedroom 1 13'0" x 10'10"



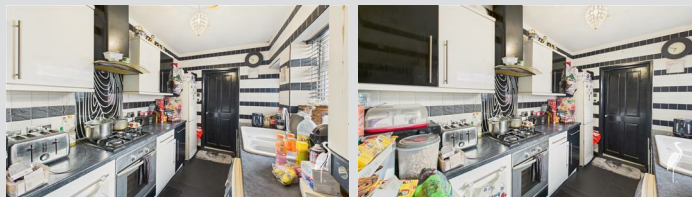
Double glazed window to the front and a double radiator.

Lounge 13'0" x 15'0"



Double glazed window to the rear, double radiator, electric fire and a door to the kitchen.

Kitchen 11'11" x 7'1"



Fitted with wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap, integrated appliances include an oven, electric hobs, and an extractor chimney. Space has been provided for the inclusion of a washing machine and a fridge freezer. Double glazed window to the rear, UPVC double glazed door to the rear courtyard, wall mounted Baxi boiler and a door to the shower room.

Shower Room



Low level WC, pedestal wash hand basin, enclosed shower

cubicle with overhead shower, tiled walls and floor, ceiling panels, fitted cabinets and a ladder style heated towel rail.

Outside



Low maintenance 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

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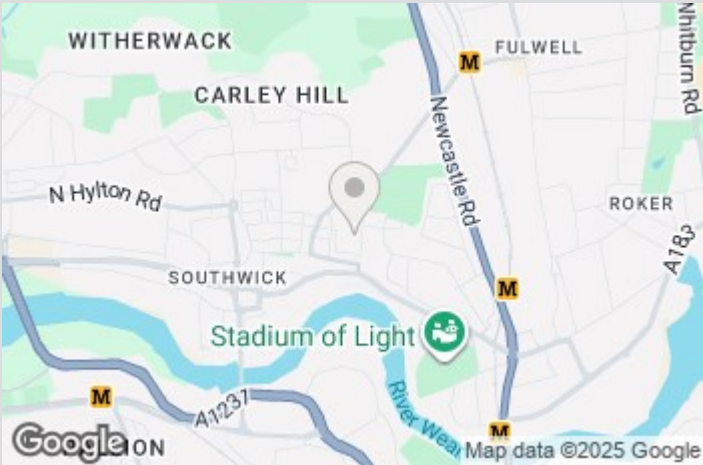
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MAIN ROOMS AND DIMENSIONS

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.

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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Approximate total area⁽¹⁾

49.3 m²

530 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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