









Available with no upward chain, this popular conveniently situated mid terraced two bedroom cottage offers an excellent opportunity to both first time buyers and investor landlords.

In need of some updating and modernising carrying excellent potential, the property internally has a reception hall, two bedrooms, living room, kitchen and bathroom and features of note include gas central heating, UPVC double glazing and enclosed courtyard to the rear with off street parking.

Walking distance from Southwick Green with its excellent shopping facilities, the property is central to the City centre, coast and A19. Internal inspection is unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

All on Ground Floor

Entrance Hall

Radiator and built in storage cupboard.

Bedroom 1 14'5" x 13'1"



Double glazed window, gas feature fire with surround, coving and radiator.

Living Room 14'0" x 11'10"



Double glazed window and radiator.

Bedroom 2 / Dining Area 10'11" x 6'10"



Double glazed window and radiator.

Kitchen 11'1" x 6'11"



Wall and base units with working surfaces incorporating sink and drainer, double glazed windows and boiler.

Bathroom



Low level WC, washbasin and bath with shower, single glazed window and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Courtyard to rear with access door providing off street parking.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Sea Road Viewings

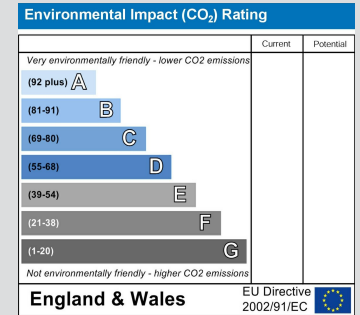
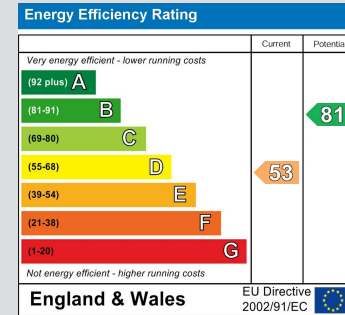
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

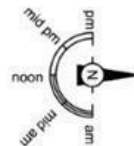


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Approximate Floor Area
(62.10 sq.m)



51 Freda Street