



P Permit holders only **M5**
Mon - Sat
11 am - Noon
3 - 4 pm









This beautifully presented mid terrace cottage has recently undergone a comprehensive programme of refurbishment. Internally the immaculate accommodation includes an entrance vestibule, hall, attractive lounge, superb modern fitted kitchen, lobby and contemporary bathroom/wc. Benefits of the property include gas central heating to radiators, double glazing and an enclosed decked courtyard to the rear with remote control roller shutter access door. Situated within this popular area of Millfield, the property is close to local amenities, shops, Sunderland Royal Hospital and Millfield Metro Station. With immediate vacant possession and no upper chain involved, early viewing is recommended to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

Inner door to

Hallway

Radiator.

Lounge 13'7" x 11'7" into alcove



Double glazed window to rear, radiator, attractive fireplace.

Kitchen 12'10" x 6'9"



Modern wall and base units with work surfaces over

incorporating a sink and drainer, integrated appliances include an oven and hob with extractor over, space for a washing machine, radiator, wall mounted boiler, double glazed window and double glazed external door to courtyard.

Lobby

Tiled floor, space for fridge freezer, built in cupboard.

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and panel bath with mains shower over, attractive tiled walls and floor, radiator and double glazed window.

Bedroom 1 14'11" into alcove x 11'0" into bay



Double glazed bay window to front, radiator and decorative corning and ceiling rose.

Bedroom 2 9'9" x 6'7"

Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Enclosed courtyard to the rear which is decked and has a remote control roller shutter access door.

Lettings Important Notice Let

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisors should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing Arrangements

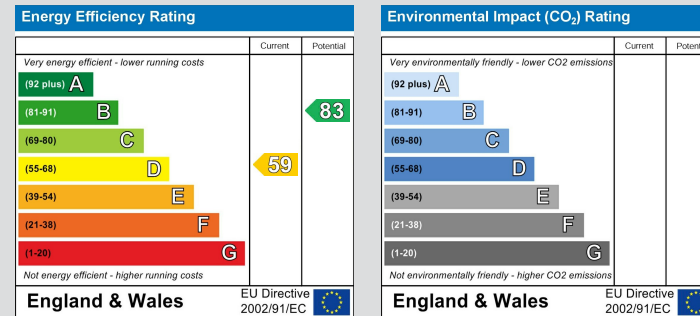
To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

Opening Times

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

Ombudsman let

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
(59.99 sq.m)

32 Chester Terrace North