









This conveniently situated mid-terraced cottage enjoys a set back position and is perfect for all local amenities within this highly fashionable suburb. The property is available with no upward chain and comprises reception hall, living room, conservatory, kitchen, double bedroom and bathroom whilst features of note include gas central heating and UPVC double glazing. Ideal for those who require a compact home which is easy to maintain and economic to run, this desirable property is expected to sell very quickly therefore immediate internal inspection is unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC door to

Entrance Hall

Single radiator and alarm system. Access to partially floored loft with Velux window.

Double Bedroom 10'9" x 10'5"



UPVC window to front, single radiator, built-in wardrobes and built-in storage cupboard including a single radiator.

Living Room 14'11" x 10'11"



Feature fireplace with pebble effect electric fire, double radiator, decorative coving, UPVC window to rear.

Kitchen 8'11" x 7'3"



Fitted kitchen floor and wall units, glass display cabinets,

co-ordinating worktops, stainless steel sink unit/mixer tap, UPVC window to rear, UPVC glazed door to rear. Double radiator, inset lighting.

Bathroom



Low level WC, basin and bath with attached shower head, single radiator, combo boiler, neutral tiling. UPVC window to side.

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MAIN ROOMS AND DIMENSIONS

Sun Room/Utility 8'9" x 5'10"



UPVC patio doors to rear. Plumbing for automatic washing machine.

Outside

A small courtyard to the rear with gated access.

Views to the Front over the Green



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

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Sea Road Viewings

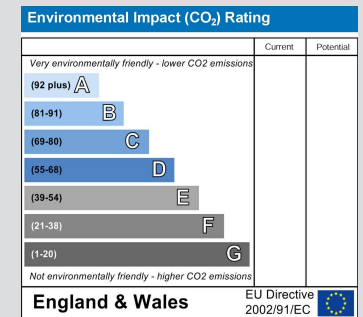
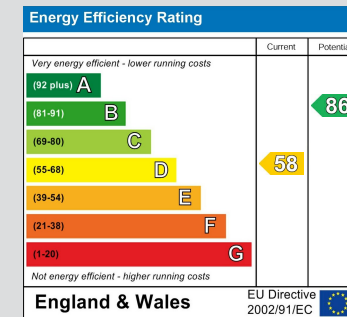
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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MAIN ROOMS AND DIMENSIONS

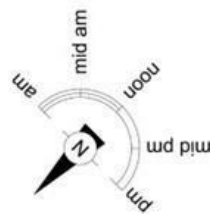


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Ground Floor
Approximate Floor Area
(43.56 sq.m)



12 Dene Lane