









We are privileged to receive instructions to sell this two/three bedroomed mid terraced cottage. Situated within this ever popular residential location. Briefly comprising hallway, lounge, kitchen, ground floor bedroom, bathroom. To the first floor there are two bedrooms (access to bedroom 2 through bedroom 3). To the rear of the property there is a good sized yard with carport and roller shutter. Conveniently located for all local amenities including Millfield Metro Station with Sunderland City Centre and the A19 nearby, early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor
UPVC glazed door to

Hallway
Delft rack single radiator.

Lounge 18'10" x 12'11" (5.74m x 3.94m)
Two UPVC windows to rear, feature fireplace, alcoves, hardwood flooring, two double radiators stairs to first floor landing. Built in storage cupboard.



Bedroom 1/Reception Room 2 16'10" x 11'7" (5.13m x 3.53m)
UPVC window to front feature fireplace, double radiator, alcoves, ceiling fan.



Kitchen 16'6" x 7'8" (5.03m x 2.34m)
Fitted kitchen floor and wall units with stainless steel sink unit, combi boiler, mosaic tiling, single radiator, plumbing for automatic washing machine, two UPVC windows to side.



Lobby
Built-in storage cupboard, UPVC door to side.

Bathroom 7'6" x 5'4"! (2.29m x 1.63m)
Low level WC, pedestal basin, bath with attached shower, UPVC window to side, double radiator.



First Floor Landing

Bedroom 2/Dressing Room 16'2" x 5'11" (4.93m x 1.80m)
Velux style window to rear, door giving access to bedroom 3.



Bedroom 3 16'0" x 8'11" (4.88m x 2.72m)
Velux style window to rear, laminate flooring, electric radiator.



Outside
Rear courtyard with car port and roller shutter garage door.



Important Notice
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. 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.

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation

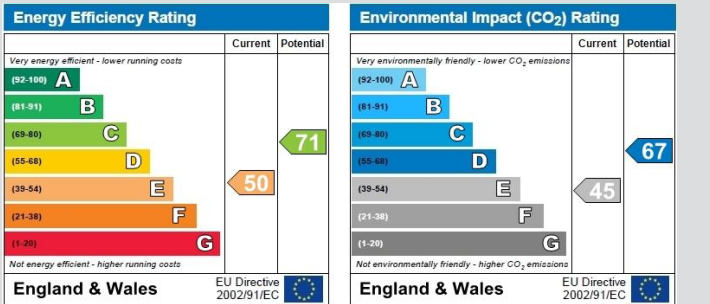
and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification 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.

Tenure
We are unable to advise on the Tenure.

Viewing
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

Opening Hours
Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

Ombudsman



Visit or call 0191 510 3323