



**Peter Heron**  
Residential Sales & Lettings



MAFEKING STREET, PALLION, SUNDERLAND

£35,000





This two bedroom mid cottage is offered for sale with no upward chain and is in need of refurbishment but does benefit from UPVC double glazing and gas central heating. The accommodation is arranged over one floor and comprises entrance vestibule, entrance hall, two bedrooms, lounge, kitchen, rear hall and bathroom. There is an enclosed yard to the rear. The property is located in the popular residential area of Pallion and is ideally located for all amenities, close to schools and has good transport links to Sunderland city centre and wider road networks. Early viewing is a must to appreciate the potential on offer. EPC Rating - E.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

With UPVC double glazed door leading to:

## Entrance Vestibule

With half timber and glazed door leading to:

## Entrance Hall

With radiator.

## Bedroom One 13'11 x 12'0 (4.24m x 3.66m)

With UPVC double glazed window to the front, radiator.



## Bedroom Two 10'5 x 7'0 (3.18m x 2.13m)

With UPVC double glazed window to the rear, radiator.



## Lounge 13'9 x 9'0 (4.19m x 2.74m)

With UPVC double glazed window to the rear, radiator, feature fireplace.

## Kitchen 10'5 x 5'9 (3.18m x 1.75m)

With wall and base units, inset sink, gas hob, electric oven, UPVC double glazed window to the side, wall mounted gas central heating boiler.



## Rear Hall

UPVC double glazed door leading to outside.

## Bathroom 8'3 x 5'0 (2.51m x 1.52m)

With bath, w.c., wash hand basin, wall tiling, UPVC double glazed window to the side, radiator.

## Outside

Rear courtyard.



## 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**

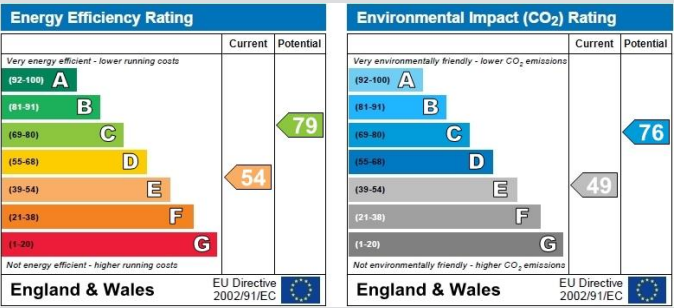
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

**Opening Hours**

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

**Ombudsman**

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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