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sales & lettings

Ennerdale, Ashbrooke, Sunderland

£110,000







Situated within this sought-after area of Ashbrooke, this attractive two bedroom mid terrace cottage, provides spacious accommodation all on the level. Internally the accommodation includes a hall, lounge, a superb 17ft breakfasting kitchen with integrated appliances, modern bathroom and two bedrooms. Externally there is a forecourt to the front, and a generous yard to the rear with roller shutter access door. Benefits of the property include gas central heating and UPVC double glazing. This convenient location provides easy access to local amenities, as well as providing good links into Sunderland City Centre and transport connections to surrounding areas. Available with immediate vacant possession and no upper chain involved, early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door to

Entrance Hall

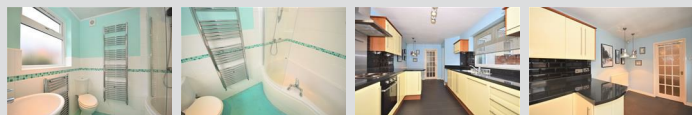
Central heating radiator.

Lounge 13'10" x 12'2" into alcove



Double glazed window to rear, central heating radiator, stripped and varnished floorboards, feature fireplace with living flame effect gas fire.

Breakfasting Kitchen 17'1" x 8'11"



Spacious and impressive kitchen, fitted with a good range of wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include fridge, freezer, dishwasher, electric oven and hob with extractor chimney over, tiled floor, central heating radiator, double glazed door to courtyard, double glazed window and archway leading through to

Lobby

Space for a washing machine, wall mounted central heating boiler.

Bathroom

Fitted with white suite comprising of a low level WC, pedestal washbasin and P shaped panel bath with mains shower over, two chrome ladder central heating radiators, part tiled walls and double glazed window.

Bedroom 1 15'11" into bay x 15'9" into alcove



This spacious room has a double glazed bay window to front and tall central heating radiator.

Bedroom 2 10'6" x 7'1"



Double glazed window to rear and central heating radiator.

Outside



Small forecourt to front whilst to the rear there is a generous courtyard with roller shutter access door.

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.

Important Notice

Items described in these particulars are included in the

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MAIN ROOMS AND DIMENSIONS

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.

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Important Notice

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Fawcett Street Viewings

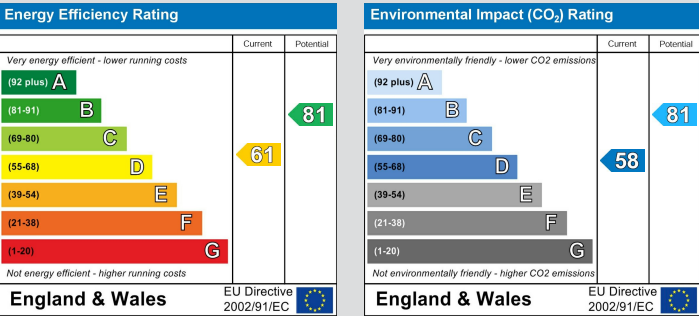
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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