











Yale

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An attractive cottage with accommodation laid out over one level and comprises of an entrance vestibule, hall, lounge, stunning contemporary 13ft kitchen with integrated appliances, bathroom and two bedrooms. Features of the property include double glazing, gas central heating to radiators and a yard to the rear with a roller shutter access door. This convenient location is close to local amenities as well as offering easy access to the City Centre and surrounding areas. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via double glazed entrance door to

## Entrance Vestibule

Part glazed door to

## Hallway



Central heating radiator.

## Lounge 15'4" x 10'9" into alcove



Double glazed window to rear, central heating radiator, attractive period style fireplace.

## Kitchen 13'1" x 7'1"



Fitted with impressive, contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven, microwave, gas hob with extractor chimney over fridge freezer and a washer dryer. There is wall mounted central heating boiler, two double glazed windows.

## Lobby

Double glazed door to yard, built in cupboard.

## Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower, tiled floor, part tiled walls, central heating radiator, double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 14'0" max including fitted robes x 13'7" into bay



Double glazed bay window to front, central heating radiator and fitted wardrobes.

## Bedroom 2 8'3" x 6'10"

Double glazed window to rear, central heating radiator.

## Outside



Yard to rear with roller shutter access 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. 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

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.

### Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

### Sales Viewing Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### Opening Hours

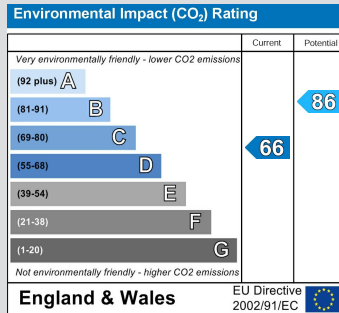
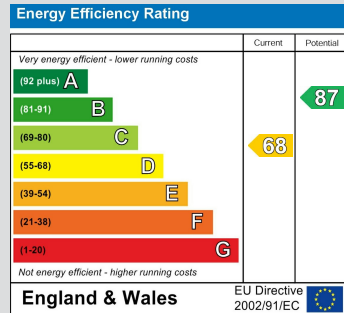
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

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# MAIN ROOMS AND DIMENSIONS

## Ombudsman

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



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