









Occupying a quiet position on this lovely tree lined avenue, walking distance from all amenities including Sunderland Royal Hospital and Barnes Park, together with an extensive selection of shops on Chester, Hylton and Pallion Road, this beautifully presented double fronted Victorian Cottage offers outstanding accommodation throughout. Comprising entrance lobby, reception hall, living room with turned staircase, a breakfasting kitchen, dining room/conservatory, two bedrooms and a bathroom, the property also has an impressive converted loft suitable for a variety of uses. A forecourt is located at the front whilst to the rear there is a lovely enclosed courtyard with a lovely seating area. Benefiting from gas central heating and UPVC double glazing, the property is set midway between the A19 and city centre and should prove to be ideal for Nissan, hospital, and local school workers. Viewing unreservedly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door leading to

## Entrance Lobby

Laminate flooring, Georgian design part glazed door to

## Reception Hall



Single radiator, laminate flooring, alarm control panel, mains smoke alarm.

## Bedroom 1 (front) 12'4" x 14'6" maximum



Into UPVC double glazed bay window to front elevation and double radiator.

## Bedroom 2 (front) 7'8" x 12'2"

Single radiator and UPVC double glazed window to the front elevation.

## Living Room 12'2" x 24'2"



Two UPVC double glazed windows, radiator, feature fireplace turned staircase leading to converted loft.

## Kitchen 8'11" x 14'7"



Beautifully crafted with an extensive range of Italian style

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## MAIN ROOMS AND DIMENSIONS

lacquered base and eye level units with wood coloured working surfaces incorporating a single drainer 1 ½ bowl stainless steel sink unit plus mixer taps worktop lighting. Peninsular with breakfast bar single radiator, gas hob, overhead extractor hood, built under electric oven, worktop lights, integrated fridge freezer, halogen down lights to ceiling, hardwood single glazed window to side elevation, UPVC double glazed door leading out into conservatory/utility.

### Conservatory/Dining Room 4'3" x 14'0" plus 4'7" x 17'5"



UPVC double glazed windows and door leading out into the rear courtyard.

### Bathroom



Low level WC, washbasin and panel with shower attachment and secondary hand held riser - white suite, wall and floor tiles, UPVC double glazed window.

### Converted Loft 18'11" x 11'6"



Suitable for a variety of uses. Velux windows, fully plastered walls and ceiling access via timber folding ladders.

### Outside

Forecourt to front. Enclosed yard to rear with a lovely seating area.

### 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.

### Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

### 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](http://peterheron.co.uk)

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# MAIN ROOMS AND DIMENSIONS

## 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

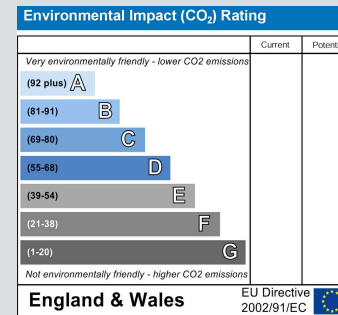
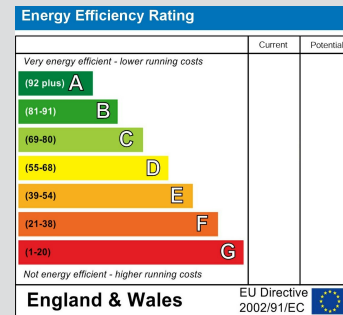
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Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange

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## Opening Times

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



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