

VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW! This mid terrace cottage provides accommodation all on one level and offers scope for a new owner to put their own stamp on the property. Internally there is an entrance vestibule, hall, spacious lounge, kitchen, (lean to single brick construction), two bedrooms and a bathroom/wc. Benefits of the property include gas central heating to radiators and a yard to the rear. This location is ideally placed for a range of local amenities, shops and schools as well as providing links to major road connections. Available with immediate vacant possession and no upper chain involved, viewing is essential!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Vestibule

Inner door leading through to

## Hallway



Three quarter panelled walls and radiator.

## Lounge 15'6" x 13'10"



Radiator.

## Kitchen 9'2" x 8'2"



The kitchen is an extension constructed of single brick and the kitchen itself is fitted with wall and base units with work surface over incorporating a sink and drainer unit, single glazed window to rear, radiator, space has been provided for the inclusion of a fridge freezer, cooker and washing machine, door to courtyard.

## Lean To

Single brick construction.

## Bedroom 1 13'9" x 13'6" into alcove



Double glazed window to front and radiator.

## Lobby

Access from the lounge, built in cupboard providing storage space and houses the central heating boiler.

## Bedroom 2 12'3" x 7'11"



Single glazed window and radiator.

## Bathroom



WC, washbasin set into vanity unit and a bath with shower attachment, radiator and single glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Courtyard to the rear.

## 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 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 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

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.

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## Fawcett Street Viewings

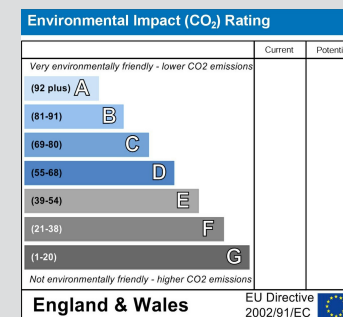
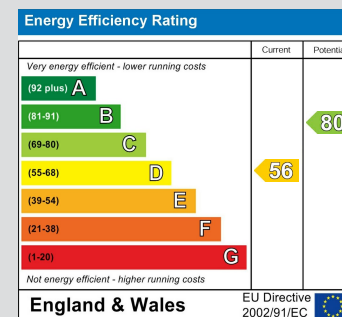
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

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



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Approximate Floor Area  
(67.72 sq.m)



41 Thomas Street South