









This end of terrace cottage provides spacious accommodation over two floors within this popular and convenient location. Internally there is an entrance vestibule, hall, two generous reception rooms, breakfast room, leading through to the kitchen and a bathroom/wc. On the first floor there are two well-proportioned bedrooms. Benefits of the property include a yard to the rear, gas central heating to radiators and double glazing. This ideal location provides easy access to local amenities, shops and schools as well as offering excellent links to Sunderland City Centre and major road links including the A19. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Vestibule

Hallway

Built in storage cupboard.

Reception Room 1 13'1" x 13'1"



Double glazed window to front, radiator and the rooms opens through to

Reception Room 2 14'7" x 14'4"



Double glazed window to rear, radiator and access to

Breakfast Room 9'7" x 7'9"



Double glazed window.

Kitchen 13'3" x 7'6"



Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit, gas oven point, double glazed window, radiator and space for washing machine.

Rear Lobby

Double glazed door to rear courtyard, built in storage cupboard.

Bathroom



Low level WC, washbasin and bath with shower over, radiator, tiled walls and double glazed window.

First Floor Landing

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'3" x 14'5"



Double glazed window and radiator.

Bedroom 2 12'7" x 10'5"



Double glazed window and radiator.

Outside



Courtyard to the rear with double gates.

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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

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.

Opening Times

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

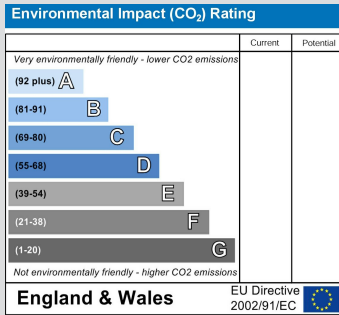
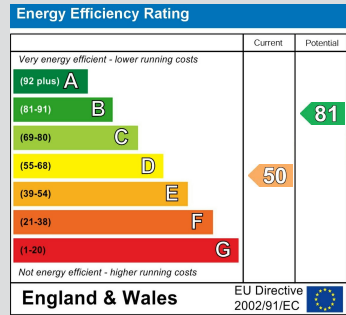
Ombudsman

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MAIN ROOMS AND DIMENSIONS

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



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