









A well presented two bedroom mid terrace cottage, providing spacious accommodation all on one level within this popular and convenient location. Internally there is an entrance vestibule, hall, lounge, modern kitchen, two bedrooms and a contemporary bathroom/wc. Externally there is small forecourt to the front and to the rear a courtyard with a remote control roller shutter access door providing off street parking. This convenient location is well placed for the shops on Chester Road, local amenities and schools as well as being ideal for Sunderland City Centre, Sunderland Royal Hospital and transport links including Millfield Metro Station. With immediate vacant possession and no upper chain involved, we highly recommend early viewing.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via Composite entrance door.

## Vestibule

Inner door to hall.

## Hall

Radiator and access point to loft.

## Lounge 13'11" x 11'9"



Double glazed window rear and radiator. Door to kitchen.

## Kitchen 13'10" x 6'9"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hobs and hood. Space for a fridge freezer, washing machine and tumble dryer. Double glazed window and UPVC door to rear. Radiator and door to bathroom.

## Bedroom 1 13'3" x 14'5"



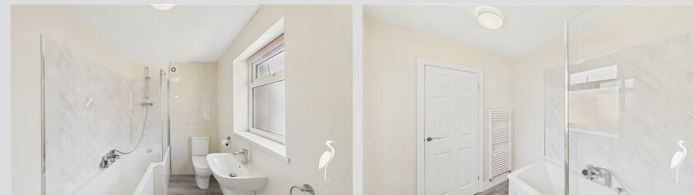
Double glazed bay window to front and double radiator.

## Bedroom 2 10'7" x 6'9"



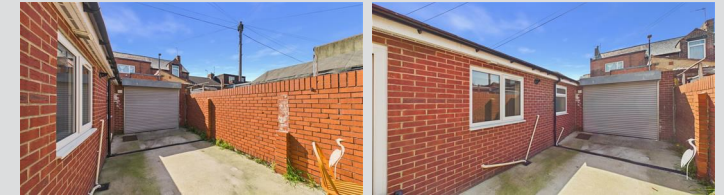
Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, double glazed window rear and heated towel rail.

## Outside



Enclosed courtyard with roller shutter access door.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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# MAIN ROOMS AND DIMENSIONS

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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

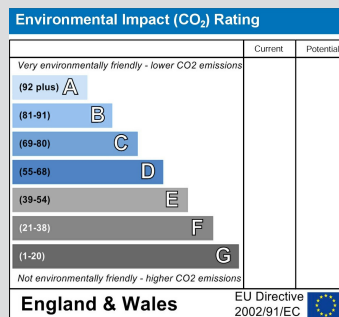
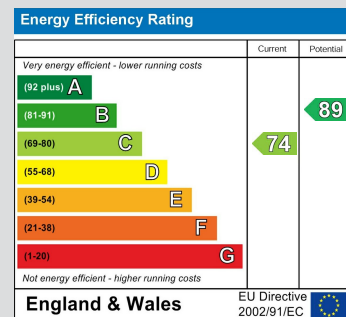
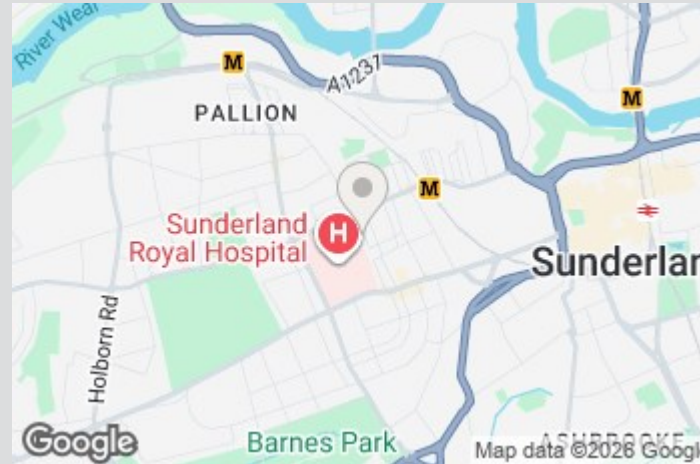
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## 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 total area<sup>(1)</sup>

60.9 m<sup>2</sup>

656 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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