









Enjoying a quiet situation on this coastal street within short walking distance of the Sea Front, this attractive three bedroom double fronted cottage is available with no upward chain is perfect for first time buyers and those looking to downsize to a stair free living space. Comprising entrance hall, lounge, superb kitchen, utility, three bedrooms and a contemporary shower room, the property externally has a good size courtyard to the rear with secure off street parking. Well placed for an extensive range of amenities, this delightful home should be viewed as a matter of urgency to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite entrance door.

Entrance Hall



Double radiator. Doors to two bedrooms and lounge.

Bedroom 1 12'2" x 13'9"

Double glazed bay window to the front and column radiator.

Bedroom 2 9'8" x 12'5"

Double glazed window to the rear and radiator.

Lounge 11'8" x 12'3"



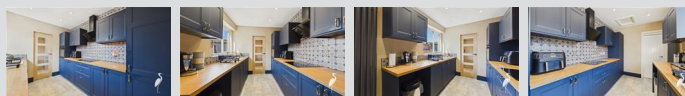
Radiator, two storage cupboards. Doors to kitchen and bedroom 3. Double glazed door to courtyard.

Bedroom 3 6'10" x 14'2"



Double glazed window to the front and radiator.

Kitchen 8'1" x 12'1"



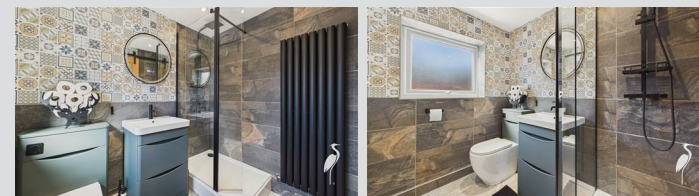
Fitted with modern wall and base units with working surfaces over incorporating a sink unit with mixer tap. Integrated fridge freezer, dishwasher, oven and electric hob with extractor fan over. Some decorative tiling to the walls, tiled floor, double glazed window to the side and column radiator. Door to utility. Access point to loft.

Utility 8'1" x 4'2"



Fitted wall and base units. Space for washing machine and tumble dryer, double glazed window to side and sliding door to shower room.

Shower Room



Impressive shower room with low level WC with concealed cistern, washbasin, LED touch mirror, shower enclosure with rainfall shower head and hand held shower attachment, tiled walls and floor, double glazed frosted window to side and column radiator.

Outside



Low maintenance courtyard to the rear with roller shutter door providing off street parking and gate to access the rear lane.

Council Tax Band

The Council Tax Band is Band B.

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

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

MAIN ROOMS AND DIMENSIONS

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. 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.

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.

Sea Road Viewings

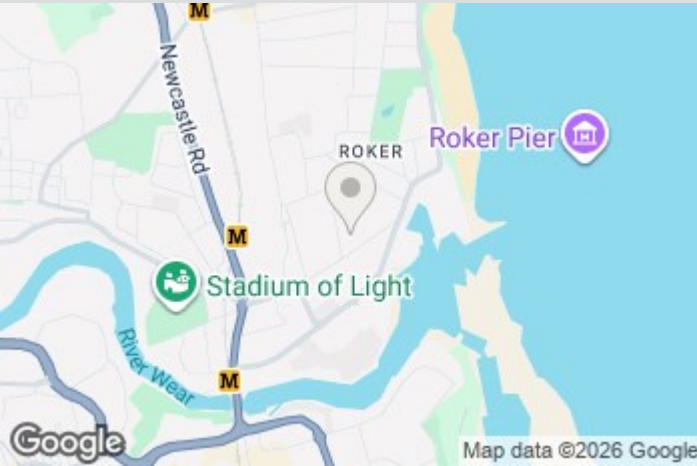
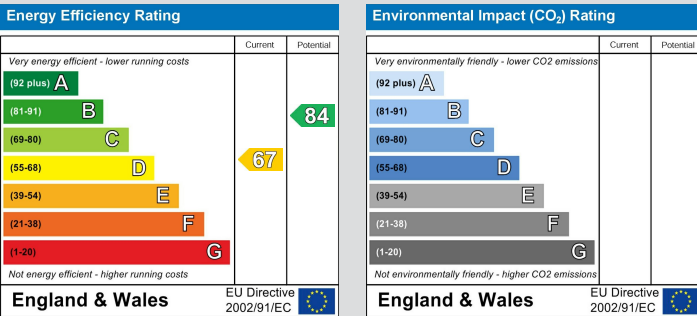
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

Visit www.peterheron.co.uk or call 01915106116



Approximate total area⁽¹⁾

72 m²

775 ft²

(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.

GIRAFFE360

