









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



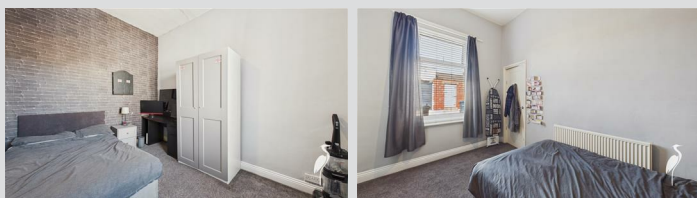
Double radiator. Doors to two bedrooms and lounge.

Bedroom 1 12'2" x 13'9"



Double glazed bay window to the front and column radiator.

Bedroom 2 9'8" x 12'5"



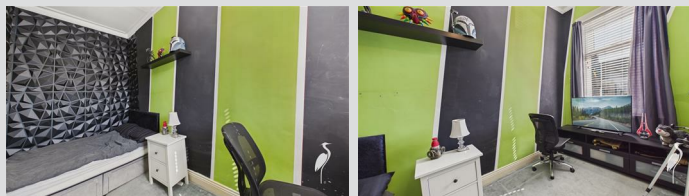
Double glazed window to the rear and radiator.

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"



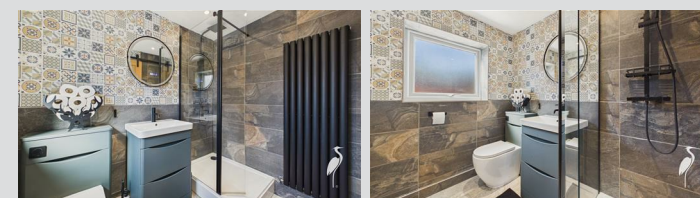
Fitted with modern wall and base units with working surfaces over incorporating a sink unit with mixer tap. Integrated fridge freezer, dishwasher, oven and electric hob with extractor fan over. Some decorative tiling to the walls, tiled floor, double glazed window to the side and column radiator. Door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

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

MAIN ROOMS AND DIMENSIONS

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

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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.

Sea Road Viewings

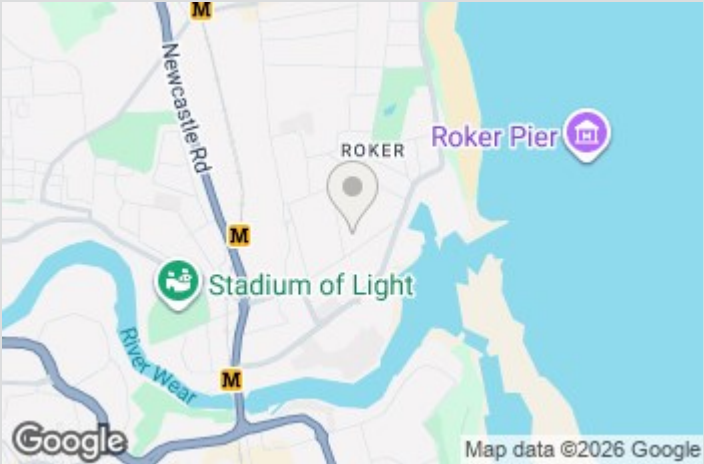
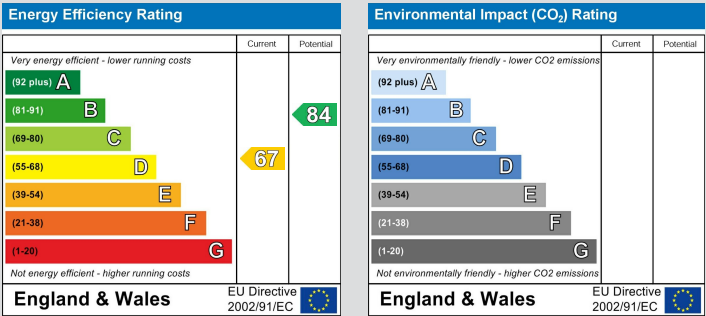
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.





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.

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