

Mortimer Street, Pallion, Sunderland

Offers over £89,950











A spacious three bedroom, two reception room mid terrace dormer cottage, ideally situated within this popular and convenient location. Internally the accommodation on the ground floor includes a hall, two generous connecting reception rooms, a fitted kitchen and bathroom/WC whilst to the first floor there are three well-proportioned bedrooms. The property benefits from gas central heating to radiators, double glazing and a courtyard to the rear. This location is very placed for access to local amenities, shops and offers excellent transport connections to surrounding areas and major road links. Early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

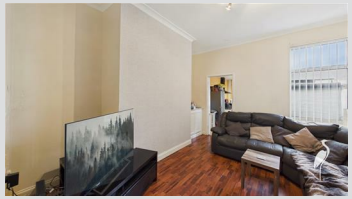
Entrance Hall



Built in cupboard and radiator.

Dining Room 12'1" x 14'6"
Double glazed window to front, radiator and the rooms opens through into lounge.

Lounge 13'9" x 10'3"




Double glazed window to rear and radiator. Access through to kitchen.

Kitchen 14'8" x 7'6"





Fitted with a range of units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven and hob, space for fridge freezer and washing machine, radiator, double glazed window to side and door to the bathroom and external door to the courtyard.

Rear Lobby
Staircase to the first floor.

Bathroom




Pedestal washbasin and panel bath with shower attachment, radiator, double glazed window and steps which lead up to a recess where the low level WC is located, double glazed window.

First Floor Landing

Bedroom 1 8'11" x 10'6"




Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 2 11'0" x 7'3"




Double glazed window to front, built in wardrobe and radiator.

Bedroom 3 11'1" x 7'6"



Double galzed window to front and radiator.

MAIN ROOMS AND DIMENSIONS

Outside
Courtyard to the rear with roller shutter access door.

Council Tax Band
The Council Tax Band is Band A.

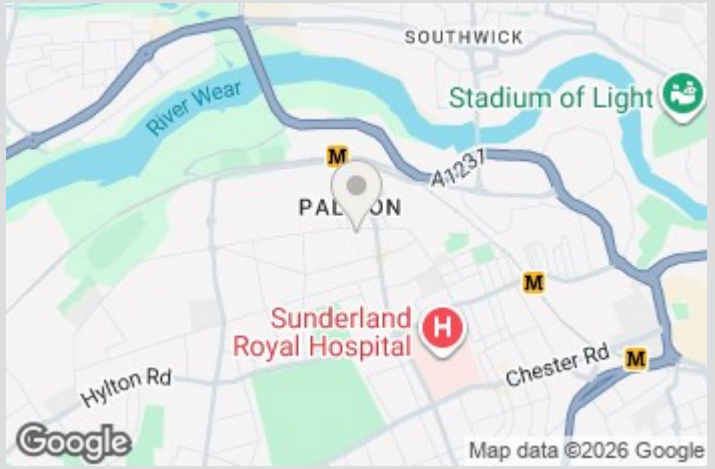
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

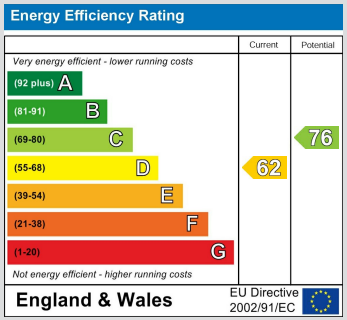
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make 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. 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.

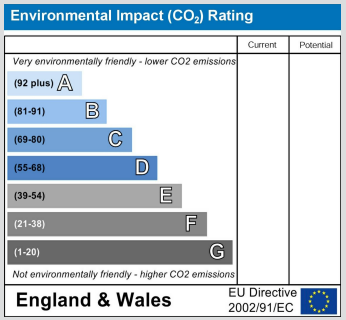
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.









Ground Floor



First Floor



peterheron
sales & lettings

Approximate total area(1)

87.9 m²

947 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360