Eldon Street, Off Chester Road, Sunderland

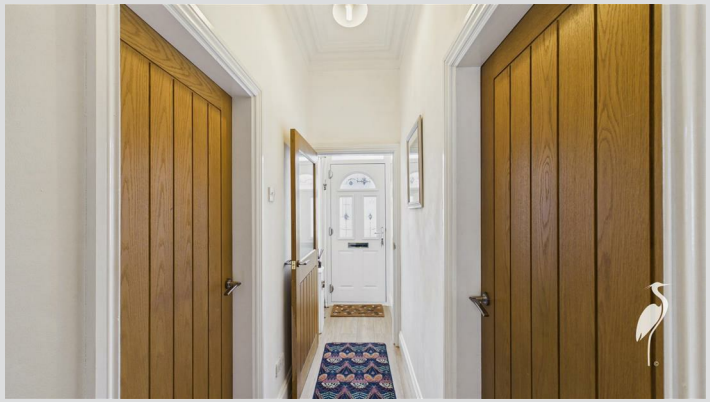
£125,000

A spacious and beautifully presented two-bedroom, two reception room double fronted mid terrace cottage, offering comfortable accommodation all on one level. The property comprises an entrance vestibule, hallway, lounge, dining room, modern kitchen, contemporary bathroom/WC and two bedrooms. Externally, there is a small forecourt to the front and an enclosed rear courtyard with a remote-controlled roller shutter access door. Conveniently located just off Chester Road, the property is well placed for local shops, amenities and schools, with easy access to Sunderland Royal Hospital, the city centre and the University. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All On Ground Floor
Access via Composite entrance door with inner wooden glass panelled door to

Reception Hall



Doors to the lounge, dining room and bedroom two.

Lounge

Double glazed window to the front.

Dining Room

Double glazed window to rear, log burning stove and vertical radiator. Doors to the kitchen and bedroom one.

Kitchen

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob. Space for an American style fridge freezer and washing machine. Radiator, double glazed window to side and opening into the rear hall.

Rear Hall

UPVC door to the rear and door to the shower room. Providing space for a tumble dryer.

Shower Room

Shower cubicle and vanity unit comprising low level wc and hand wash basin. Radiator, built in storage and double glazed window to rear.

Bedroom 1

Double glazed window to the rear and a vertical radiator.

Bedroom 2

Double glazed window to front and a radiator.

Outside

Good sized courtyard to rear benefitting from a large shed and roller shutter to rear lane providing off street parking.

Tenure FH
We are advised by the Vendors that the property is

MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand
The Council Tax is Band A.

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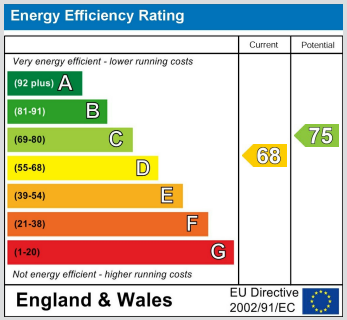
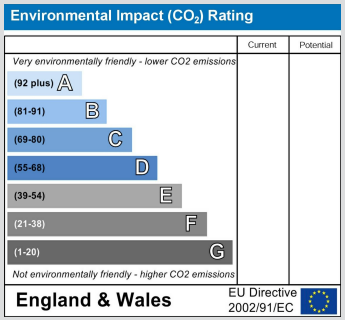
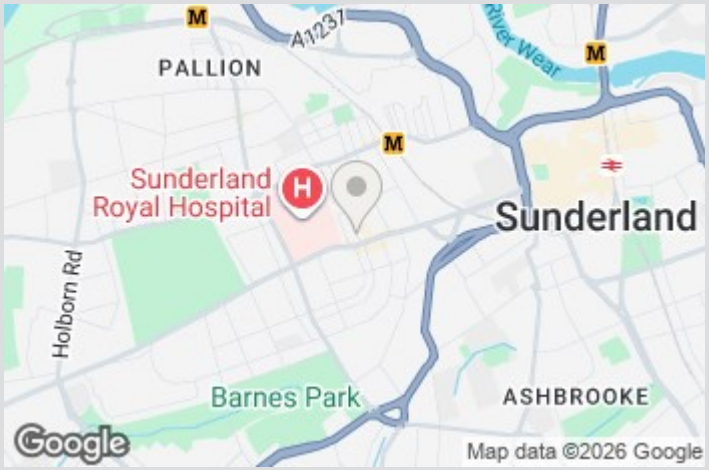
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

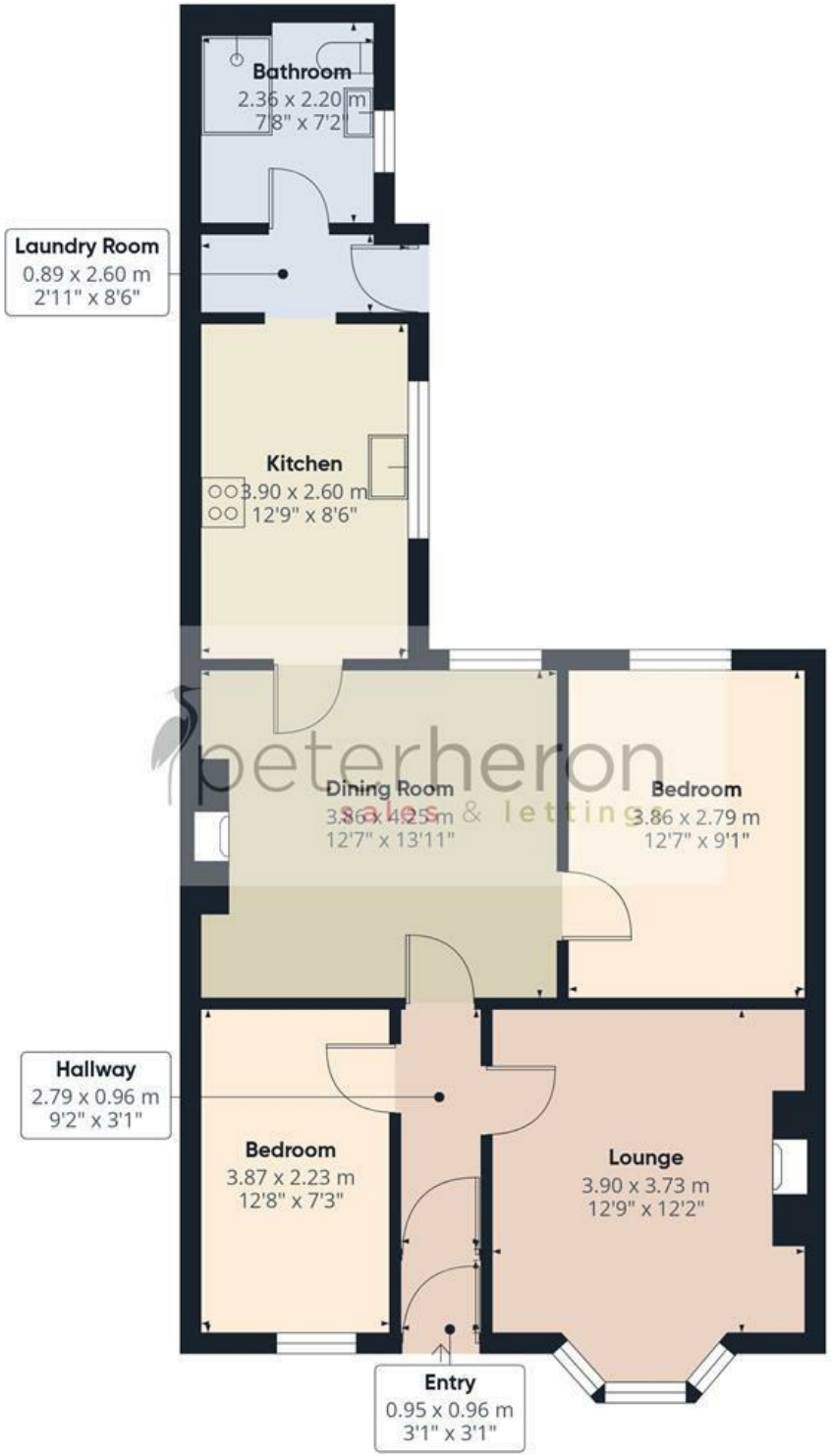
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

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(1)

72 m²

776 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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