

Mafeking Street, Pallion, Sunderland

Offers over £79,950









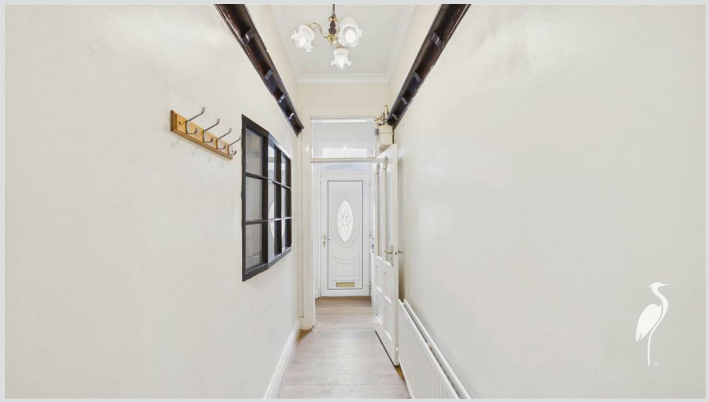


This spacious three bedroom mid terrace dormer cottage is ideally situated close to local amenities, shops, schools and Sunderland Royal Hospital as well as offering links to Sunderland City Centre and transport connections. The internal accommodation includes a reception hall, lounge, kitchen, bedroom and bathroom whilst at first floor level two further bedrooms. Features of note include gas central heating, UPVC double glazing and a courtyard to the rear providing off street parking. Available with no upward chain, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door with inner wooden glass panelled door to reception hall.

Reception Hall



Radiator and a door to the dining room.

Bedroom 1 14'3" x 13'7"




Double glazed window to the front, bay window to the hall, radiator, feature fireplace and wooden glass panelled doors to the dining room.

Lounge 18'4" x 13'10"





UPVC double glazed French patio doors to rear, radiator, electric fire, stairs to first floor and a door to the kitchen.

Kitchen 8'5" x 15'9"




Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, fridge freezer and washing machine. Double glazed window to rear and door to rear hall.

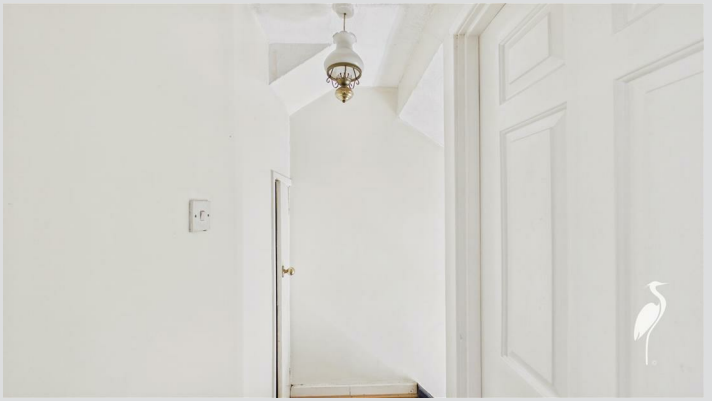
Rear Hall
UPVC door to rear and a door to the bathroom.

Bathroom




Low level WC and a hand wash basin, bath with shower over, radiator and a double glazed window to the side.

First Floor Landing



Storage cupboard and doors to

Bedroom 2 14'11" x 10'9"




Double glazed window to the front and a radiator.

Bedroom 3 13'5" x 11'5"




Double glazed window to rear, radiator and built in storage.

MAIN ROOMS AND DIMENSIONS

Outside



Low maintenance rear courtyard with an electric roller shutter to rear providing off street parking.

Council Tax Band
The Council Tax Band is Band A.

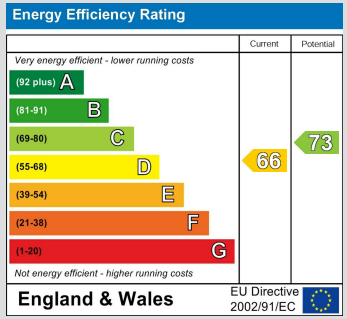
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

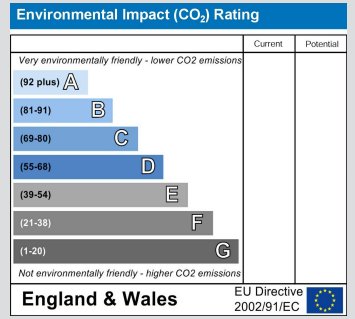
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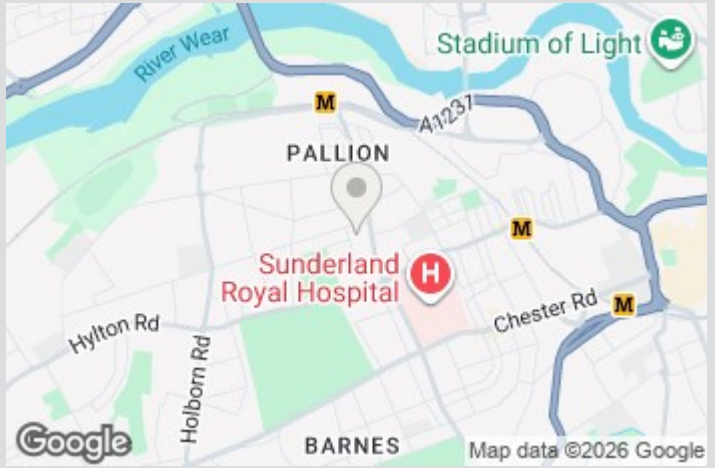
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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

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Ground Floor



First Floor

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Approximate total area(1)

95 m²

1024 ft²

Reduced headroom

1.2 m²

13 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.

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