

peterheron
sales & lettings

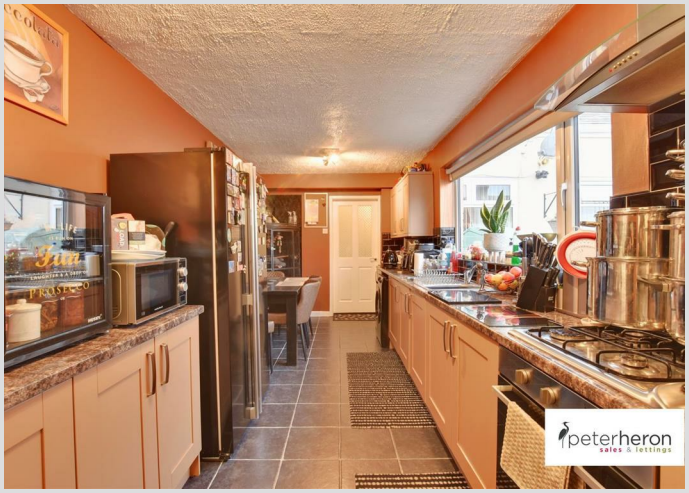
Westwood Street, St Gabriel's, Sunderland

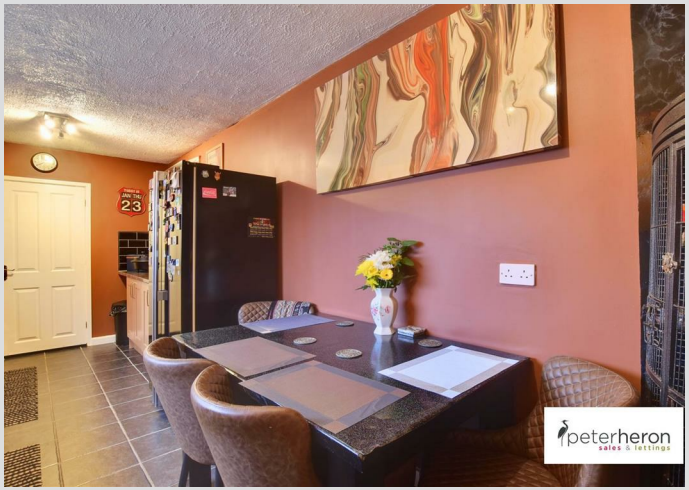
£125,000


peterheron
sales & lettings


peterheron
sales & lettings







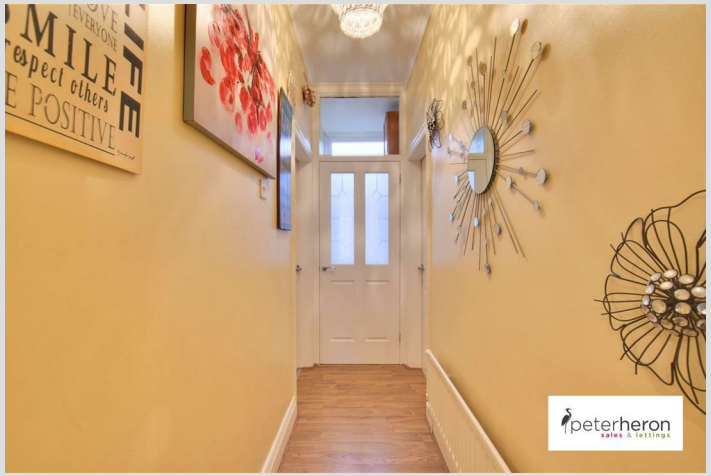
RECENTLY REDUCED!! This spacious three bedroom mid terrace, double fronted cottage is pleasantly located on this pedestrianised street within this popular area of St Gabriels. Internal accommodation is arranged all on one level and comprises entrance lobby, hallway, lounge, kitchen/diner, three bedrooms and a bathroom/wc. Benefits of the property include double glazed windows, gas central heating to radiators, a low maintenance garden to the front and a courtyard to the rear with roller shutter door. Ideally located providing easy access to local amenities, shopping facilities, Sunderland Royal Hospital and transport links. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via Composite entrance door.

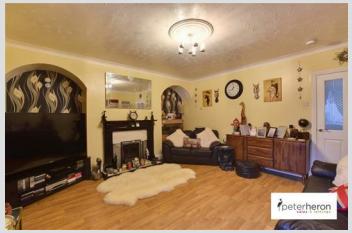
Entrance Lobby
Inner door to hall.

Entrance Hall



Doors to bedrooms and lounge.

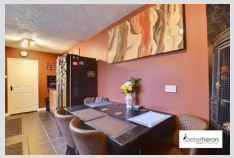
Lounge 15'2" x 14'6" into alcoves




Double glazed window to the rear, radiator, feature fireplace and a door to bedroom three.

Kitchen/Diner 19'2" x 8'2"





Range of wall and base units with work surfaces over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include a cooker, gas hob and an extractor fan, space has been provided for an American fridge freezer and washing machine. Double glazed window to the front and door to the rear hall.

Rear Hall
Storage cupboard. Doors to bathroom and rear courtyard.

Bathroom



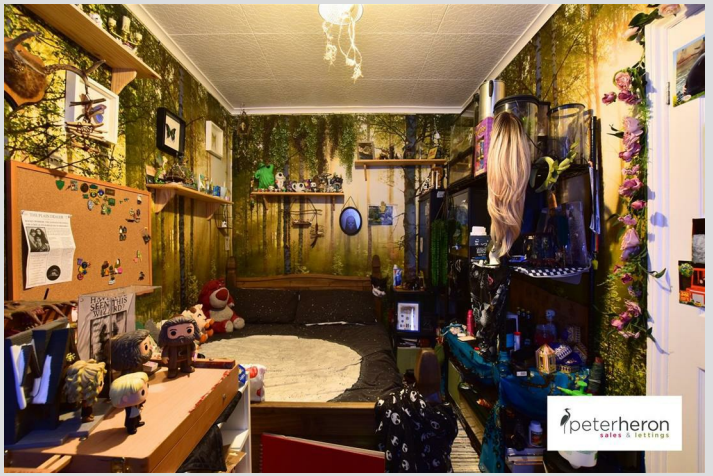

Low level WC, wash hand basin and bath with overhead shower, storage cupboard, radiator and double glazed window.

Bedroom 1 13'1" x 10'4"




Double glazed window to the front, radiator and built in storage cupboards.

Bedroom 2 13'1" x 8'0"



Double glazed window to the front and radiator.

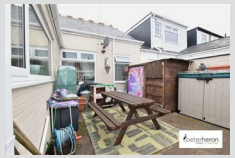
MAIN ROOMS AND DIMENSIONS

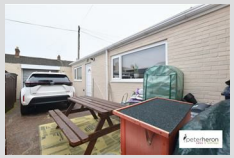
Bedroom 3 14'6" x 7'11"




Double glazed window to the rear and radiator.

Outside





To the front of the property there is a private access pedestrian only pathway, and to the rear is a low maintenance courtyard with roller shutter providing off street parking if required.

Council Tax
The Council Tax is Band A.

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

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

Important Notice
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.

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.

