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Hunter Terrace, Grangetown, Sunderland

£195,000







A beautifully presented four bedroom mid terrace home, benefitting from many impressive upgrades including a fabulous 19ft breakfasting kitchen. The property has been sympathetically modernised retaining many appealing period features, including tall ceilings with decorative plasterwork, deep skirting boards and bay windows with attractive panelling. Internally there is an entrance vestibule, leading through to a superb reception hall with staircase to the first floor. There is a delightful lounge with bay window, connecting through to dining room and a stunning 19ft breakfasting kitchen, fitted with an excellent range of units, breakfast bar and a selection of integrated appliances. On the first floor there is a spacious landing, four bedrooms, modern bathroom/wc and a separate wc. Externally there is a town garden to the front and a pleasant paved courtyard to the rear with electric roller shutter door. Situated on this appealing, private tree lined road, the property is conveniently located for access to local amenities, shops and schools as well as providing transport connections. Viewing is highly recommended to appreciate this outstanding home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Entrance Vestibule

There is an inner door leading through to the reception hall.

Reception Hall



The impressive reception hall has a staircase to the first floor with under stairs storage cupboard and features decorative plasterwork to the ceiling.

Lounge 15'8" into bay x 13'9" into alcove



With a bay to the front with attractive panelling and double glazed windows, there is a radiator and a superb feature fireplace with living flame effect gas fire, the room features a fabulous decorative ceiling with plasterwork, cornicing and a ceiling rose, and the room opens through into the dining room.

Dining Room 14'0" x 12'2" into alcove



With a double glazed window to the rear, radiator and coving to the ceiling.

Breakfasting Kitchen 19'5" x 9'3"



The kitchen is fitted with an excellent range of contemporary wall and base units with work surfaces over, incorporating a breakfast bar and a sink and drainer unit, integrated appliances include twin ovens, gas hob, a dishwasher and a tumble dryer, space has been provided for the inclusion of an American style fridge freezer and washing machine, there are double glazed windows to the side and rear, a radiator and a double glazed door to the courtyard.

First Floor Landing

With doors leading off to the four bedrooms, bathroom and separate WC.

Bedroom 1 16'1" into bay x 11'1" into alcove



With a bay to the front with attractive panelling and double glazed windows providing a delightful open view, there are fitted shutters, a radiator and coving to the ceiling.

Bedroom 2 14'0" x 10'11"



Double glazed window to the rear and a radiator, coving to the ceiling, a built in cupboard and a fabulous decorative period fireplace.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 9'10" x 7'1"



Double glazed window to the front providing delightful open views, a radiator and coving to the ceiling.

Bedroom 4 8'1" x 10'2"



Double glazed window to the rear, radiator and a built in cupboard.

Bathroom



Three piece suite comprising a low level WC, wash hand basin set into vanity unit and a P shaped panel bath with mains fed shower over, there are tiled walls and floor, feature chrome radiator and a double glazed window.

Seperate WC

With a low level WC and a mini wash hand basin, there is also a double glazed window.

Outside



There is a town garden to the front and to the rear a delightful paved courtyard with a remote control roller shutter access door.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band B.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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Important Notice Part 2

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

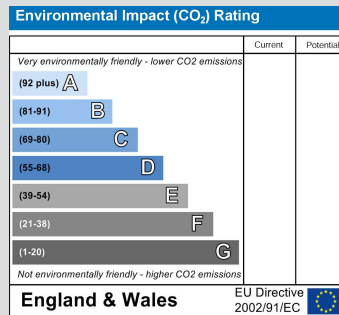
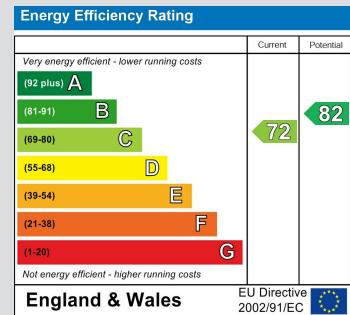
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor
Approximate Floor Area
(66.92 sq.m)



First Floor
Approximate Floor Area
(66.87 sq.m)

