









Sitting at the Roker Baths end of this popular tree lined street, this spacious three bedroom mid terrace home offering well-proportioned living accommodation is perfect for both first time buyers and families, and is available with no upward chain. Boasting many attractive features including a multi fuel burning stove, what is believed to be an original fireplace to one of the bedrooms and boasting a spacious courtyard to the rear. The property internally features accommodation comprising a reception hall, lounge, dining room, kitchen, bathroom and three bedrooms, and benefits from gas central heating and UPVC double glazing. With a forecourt to the front and an enclosed courtyard to the rear with three brick stalls, the property is within easy walking distance of Roker Park, the sea front and its award winning Blue Flag beaches, local metro stations and a superb range of coastal amenities. Immediate internal inspection is highly recommended as this property should prove to be very popular indeed!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door, inner wooden glass paneled door to

Entrance Hall



Two radiators, stairs to the first floor with storage under, doors to the lounge, dining room and utility.

Lounge 14'8" x 13'1"



Double glazed bay window to the front, log burner and a double radiator.

Dining Room 14'0" x 11'10"



Double glazed window to the rear, radiator, two storage cupboards and a door to the kitchen.

Kitchen 12'0" x 7'1"



Range of wall and base units with counter tops over incorporating a 1.5 bowl sink and drainer unit with mixer tap, space provided for an oven and a fridge freezer, radiator, double glazed window to the rear and a door to the bathroom.

Bathroom



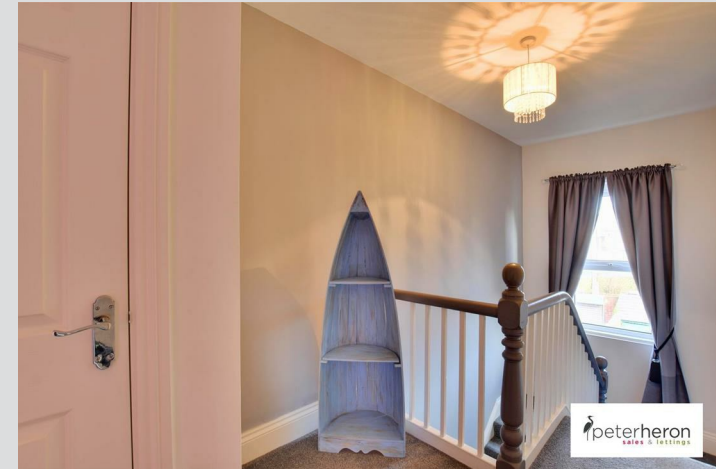
Low level WC, wash hand basin, bath with shower over, radiator and a double glazed window.

Utility 6'9" x 6'4"



Base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Providing space for a washing machine and a tumble dryer, double radiator, double glazed window and a UPVC door to the rear.

First Floor Landing



Storage cupboard, double glazed window to the rear and doors to

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 14'1" x 11'9"



Double glazed window to the rear, two storage cupboards and a radiator.

Bedroom 2 12'9" x 12'3"



Double glazed window to the front, radiator and a feature fireplace.

Bedroom 3 9'6" x 7'6"



Double glazed window to the front, and a radiator.

Outside



Low maintenance gardens to both the front and rear, to the rear there is also two sheds.

Tenure FH

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

Council TaxBand

The Council Tax is Band A.

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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.

Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

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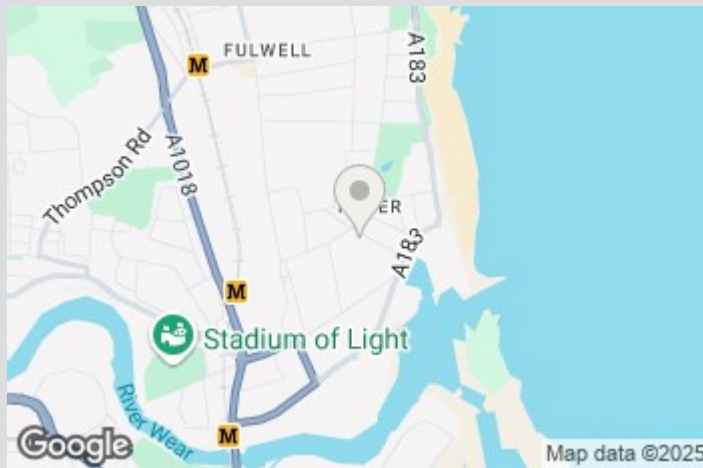
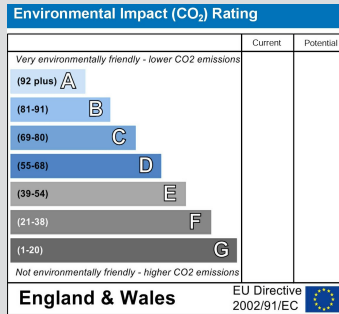
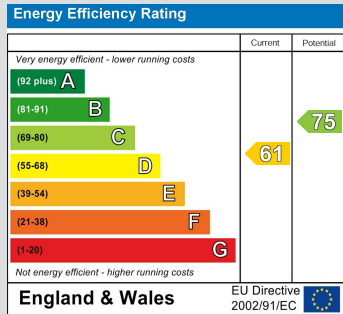
MAIN ROOMS AND DIMENSIONS

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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