









A substantial, three storey end terraced house with a garden, providing spacious and impressive accommodation on this conveniently located pedestrianised street, close to the City Centre. Internally the well appointed accommodation has a generous reception hall with staircase to the first floor, an impressive lounge with bay window and period fireplace. There is a dining room with a fireplace and an additional, versatile room that could be used as a study, playroom or bedroom. To the rear of the property is a fabulous, extended kitchen/diner with an excellent range of units, a feature island, a selection of integrated appliances and there is access to a useful utility area. Completing the ground floor is an attractive, modern shower room and a separate wc. To the first floor there are three bedrooms, two with feature mezzanine level and storage, spacious boarded loft ideal for storage whilst to the top floor is a master suite with open plan luxury bathroom/wc with free standing bath. Externally there is a delightful enclosed garden to the front and to the rear a courtyard with remote control roller shutter access doors for secure parking, free residents permit parking. Benefiting from a full security alarm system. This location is ideal for local amenities, Chester Road shopping area, schools, Sunderland University, Sunderland Royal Hospital as well as being ideal for Sunderland City Centre and excellent transport connections including the Metro system. Viewing essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Reception Hall

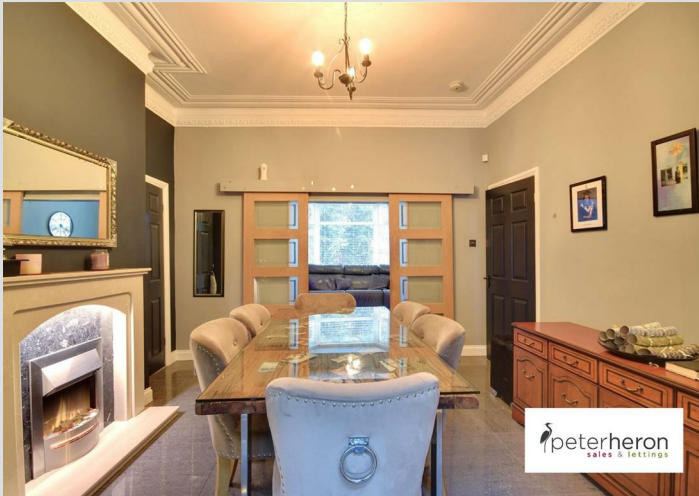
With a radiator and a staircase to the first floor.

Lounge 13'9" into bay x 14'3" into alcove



Double glazed bay window to the front, radiator and a superb period fireplace with living flame effect gas fire, sliding doors lead through to the dining room.

Dining Room 13'1" into alcove x 12'9"



With an attractive fireplace with an electric fire, there is a

radiator, tiled floor with under floor heating, decorative corning to the ceiling, door to the study/bedroom and the room opens out into the kitchen diner.

Kitchen/Diner 16'4" max inc fitted units x 15'11"

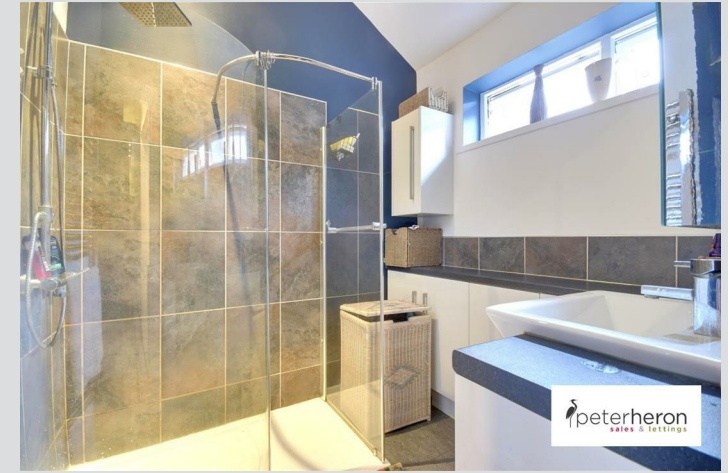


Kitchen is fitted with an excellent range of wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, there is a feature island incorporating a breakfast bar with a range of cabinets below, integrated appliances include a double oven, a hob with an extractor chimney over, microwave and a dish washer, space has been provided for the inclusion of an American style fridge freezer, a tiled floor with underfloor heating, a fitted seating area, radiator, four Velux windows and a double glazed door to the rear courtyard, there is also access to the utility area.

Utility Area

Space provided for the inclusion of a washing machine and a tumble drier, there is a radiator, tiled floor and double glazed window.

Shower Room



Modern shower room with wash hand basin and walk in shower with mains fed shower, there is a chrome ladder style radiator, two small double glazed windows, extractor fan, tiled floor and part tiled walls.

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MAIN ROOMS AND DIMENSIONS

Separate WC



Low level WC, mini wash hand basin, radiator and tiled floor.

Study/Bedroom 5 15'8" x 7'6" + 5'9" x 7'6"



This room is currently divided with a partition wall and provided a versatile space, could be ideal as a study,

playroom or bedroom, there is a double glazed French door to the rear courtyard and a radiator.

First Floor Landing

Double glazed window to the rear, doors to bedrooms two, three and four and the staircase continues to the top floor and there is an under stairs storage cupboard.

Bedroom 2 11'9" x 8'2" no inc fixed stairs



Double glazed window, radiator and stairs leading up to a feature Mezzanine level.

Bedroom 3

Double glazed window to the rear and a radiator.

Bedroom 4 8'8" x 6'6"



Double glazed window to the front and a radiator.

Boarded Loft Space

Ideal for storage.

Top Floor

Door to bedroom one.

Bedroom 1 10'9" x 9'6"



Approximate measurement taken as sloping measurement. Spacious room with two sky light windows, radiator and the room opens through into the en-suite bathroom .

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MAIN ROOMS AND DIMENSIONS

En-Suite Bathroom



Low level WC, wash hand basin set into vanity unit and a free standing roll top bath, there is a period style radiator with heated towel rail and a sky light window.

Outside



There is a garden to the front of the property and to the rear a courtyard with roller shutter access door providing off street parking if required. Free residents permit 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.

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.

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Fawcett Street Viewings

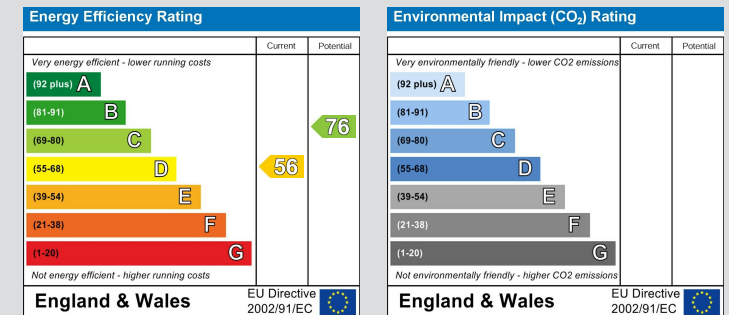
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

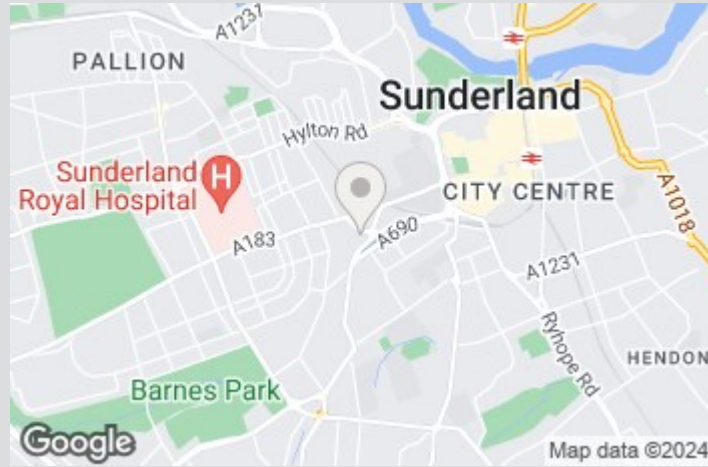
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MAIN ROOMS AND DIMENSIONS



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