









This impressive five-bedroom, three-storey end terrace home, provides spacious and beautifully presented accommodation within this highly regarded area of Ashbrooke. The immaculate interior is accessed via an entrance vestibule, connecting through to a superb reception hall with a staircase to the first floor and a cloakroom/wc. There is a delightful lounge, featuring a bay window to the front, multi fuel burning stove and decorative plasterwork to the ceiling, at the rear there is a separate dining room with a period fireplace. The kitchen / diner is fitted with an excellent range of units and benefits from a useful utility area. On the first floor there are four bedrooms, washroom/wc and a modern bathroom with both a bath and a walk in shower. To the top floor there is a double bedroom with a luxury en-suite shower room/wc. Externally there is a town garden to the front and an attractive courtyard to the rear with a decked area and a remote control roller shutter access door. Situated within the desirable area of Ashbrooke, the property is ideally located for local amenities, well regarded schools, shopping facilities and also for access into Sunderland City Centre and transport connections including the Metro system. We highly advise early viewing to avoid disappointment and to fully appreciate this outstanding home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door

Entrance Vestibule

Inner door to hallway.

Reception Hall



Radiator and stairs to first floor with storage under.

Lounge 12'9" x 15'0"



Double glazed bay window to front, radiator and wood burning stove. Built in shelving into alcoves.

Dining Room 14'5" x 13'0"



Two double glazed windows to rear, radiator and built in storage.

Kitchen 22'1" x 9'2"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated stoves double oven with 5 burner gas hob and extractor, microwave and dishwasher. Radiator and two double glazed windows to rear. Pantry cupboard and storage cupboard providing space for tumble dryer. Open plan into utility.

Utility



Wall and base units with countertop over. Integrated tall fridge and tall freezer with space provided for washing machine. wall mounted boiler, double glazed window and door to rear.

Separate WC



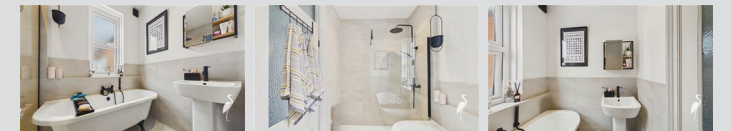
Low level WC and washbasin set into vanity unit.

Half Landing



Stairs to first floor.

Bathroom



Walk in dual head waterfall shower, bath with shower tap and hand wash basin. Double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 6'6",78'8" x 8'7"



Double glazed window rear and column radiator.

Washroom



Low level WC and washbasin set into vanity unit and double glazed window to rear.

First Floor Landing



Radiator and stairs to second floor.

Bedroom 2 14'8" x 13'1"



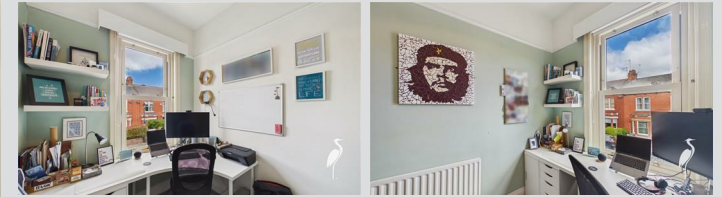
Double glazed window rear and radiator.

Bedroom 4 12'9" x 12'4"



Two double glazed windows to front and radiator.

Bedroom 5 9'1" x 7'1"



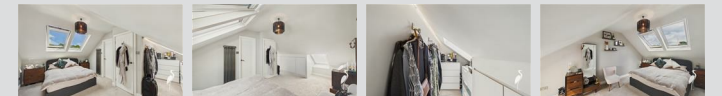
Double glazed window front and radiator.

Second Floor Landing



Velux window.

Bedroom 1 17'7" x 10'5"



Four Velux windows, column radiator and built in storage. Door to en-suite.

MAIN ROOMS AND DIMENSIONS

En-Suite Shower Room



Low level WC and washbasin set into vanity unit, walk in shower, Velux window and heated towel rail.

Outside



Town garden to the front and an attractive courtyard to the rear with a decked area and a remote control roller shutter access door. Electric car charging point in the rear courtyard.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

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

Important Notice - Particulars

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

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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.

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

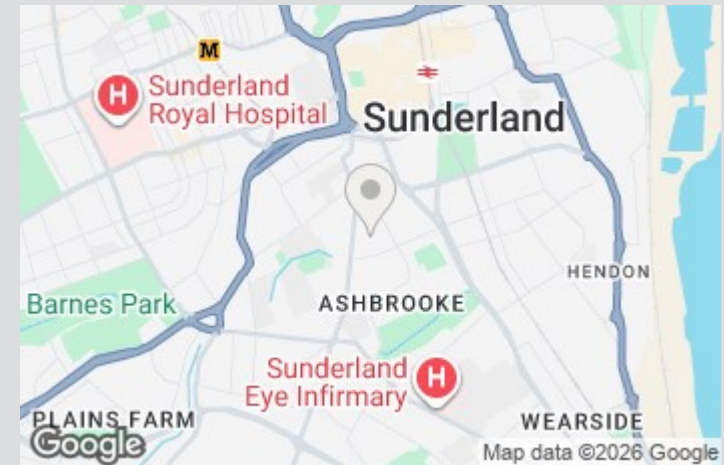
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

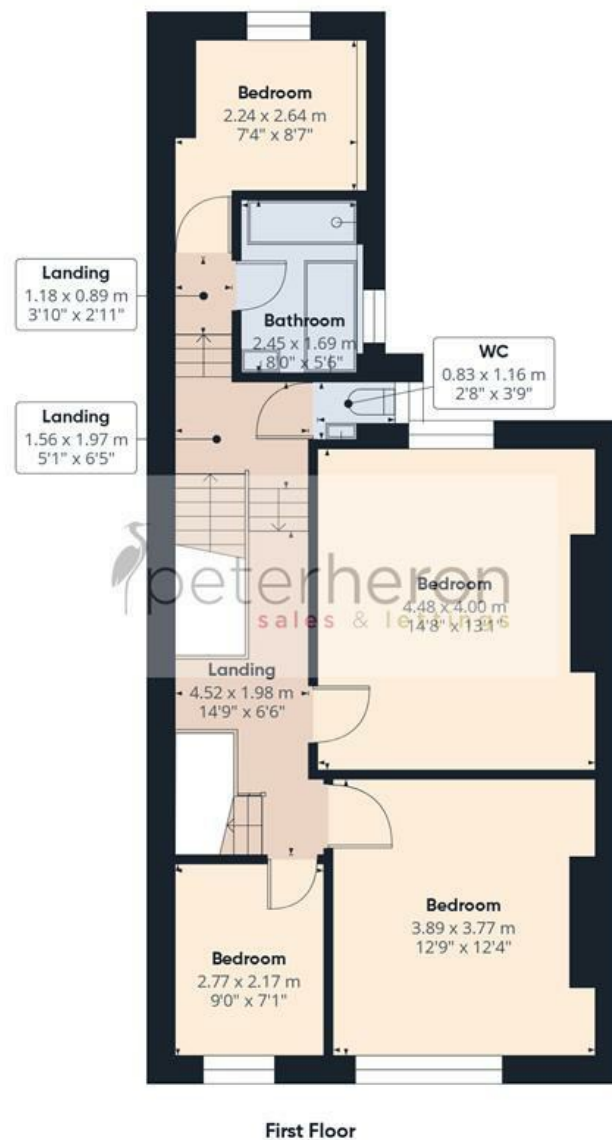
Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	70
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
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Approximate total area⁽¹⁾

162.4 m²
1750 ft²

Balconies and terraces

17.6 m²
189 ft²

Reduced headroom

9.8 m²
106 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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