









Without doubt the finest example of its kind, and a true credit to our clients, this magnificent four bedroom and two reception room mid terraced Victorian dormer cottage boasts a host of outstanding features which will become evident upon internal inspection. Beautifully crafted throughout with bespoke fixtures and fittings, the property offers internal accommodation finished to the highest of standards comprising ground floor: reception hall, sitting room, living room, stunning kitchen, shelved pantry, a gorgeous bathroom, fourth bedroom whilst at first floor level there is a principal bedroom with walk in wardrobes and two further bedrooms (currently knocked through and used as one room - but easily converted back to its original form).

Benefiting from gas central heating, UPVC double glazing of which some are Victorian style sliding sash windows, LVT flooring to some rooms on the ground floor, externally there property has an attractive forecourt to the front and a lovely enclosed courtyard to the rear with a large decked seating area and impressive outhouse currently used as a utility.

Enjoying a quiet position at the Fulwell end of this sought after coastal suburb of Roker, the property is set close to an extensive range of urban amenities and is particularly convenient for the sea front and award winning blue flag beaches.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to hall.

Reception Hall



Attractive wood effect LVT flooring, period style column radiator, spindle balustrade staircase with period style newel posts, wall panelling to dado level, plaster coved cornice to ceiling.

Lounge 14'7" x 15'5"



Maximum dimensions into recess, large multi fuel cast iron stove set within large Inglenook fireplace with dressed brickwork, slate heart and solid oak mantel, high skirtings, fitted cupboards and shelving to alcoves, picture rail, decorated Lincrusta coved cornice to ceiling, dado rail, LVT flooring, column radiator, UPVC double glazed sliding sash windows to rear, part glazed Georgian design double doors to sitting room.

Sitting Room 14'10" x 14'10"



Maximum dimensions into alcoves and bay with UPVC double glazed sliding sash windows to front, panelled architraving, LVT flooring, solid fuel effect cast iron stove set within Adam style fireplace with granite hearth, picture rail, ceiling panelling and coved cornice, column radiator.

Kitchen 8'9" x 10'11"



Beautifully crafted with a good selection of period style base and eye level units incorporating glass fronted display cabinets, marble effect Quartz work surfaces with upstands, inset Belfast sink with period style brass coloured mixer tap, Lofra 1956 range oven with marble effect Quartz splashback and bespoke hand built mantel within integrated extractor unit, integrated dishwasher, cupboard discreetly concealing a wall mounted Baxi 150HE combination boiler serving hot water and radiators, UPVC double glazed Georgian design windows to side, porcelain floor tiles, worktop lighting, plaster coved cornice to ceiling, door to inner lobby.

Inner Lobby



Built in Pantry featuring shelving and space for microwave and electric toaster, tiled floor, UPVC double glazed door leading out into rear courtyard.

Bathroom



Low level WC, washbasin vanity unit with cupboards under, marble counter tops, period style radiator, tiled floor, plaster coved cornice, LED downlights, wall lights, door to bath and shower room.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Corner shower cubicle with Matchstick design tiled walls, free standing bath with floor mounted shower mixer tap - beautiful white suite with floor tiles throughout, part tiled walls, plaster covered cornicing to ceiling, wall mounted extractor unit, UPVC double glazed sliding sash window to side, period radiator.

Bedroom 4 7'3" x 12'0"



Currently used as a study. UPVC double glazed sliding sash windows to rear, period style column radiators, bespoke fitted desk with shelving and cupboards, wall panelling to delft rack level, plaster covered cornicing to ceiling, LVT flooring.

First Floor Landing

Coved cornicing to ceiling and built in cupboard with fitted shelf.

Principal Bedroom 9'7" x 11'7"



Into recess with dressing table area, UPVC double glazed windows to front, single radiator, wall panelling to delft rack level, LED downlights.

Walk In Wardrobes

Hanging rails and shelving.

Bedroom 3 8'3" x 8'9"



UPVC double glazed window to rear, radiator, coved cornicing to ceiling, open plan to

Bedroom 2 8'9" x 8'8"



Maximum dimensions into recess with ambient lighting, coved cornicing to ceiling, UPVC double glazed window to rear, single radiator.

Outside



Forecourt to front with brick/wrought iron perimeter wall. Enclosed courtyard to the rear with a raised timber decked seating area with a sun drenched position. Single gate leading into yard.

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MAIN ROOMS AND DIMENSIONS

Utility/Workshop Space 8'10" x 16'0"



Suitable for a variety of uses. Featuring base units with wood effect working surfaces panelled walls, fitted shelving with naging pegs, sink unit with pedestal mixer tap, space and plumbing for automaticbn washing machine, space for tumbel dryer, woiod effect floorin.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/5/1898 and the Ground Rent is £3.00per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

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 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.

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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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times

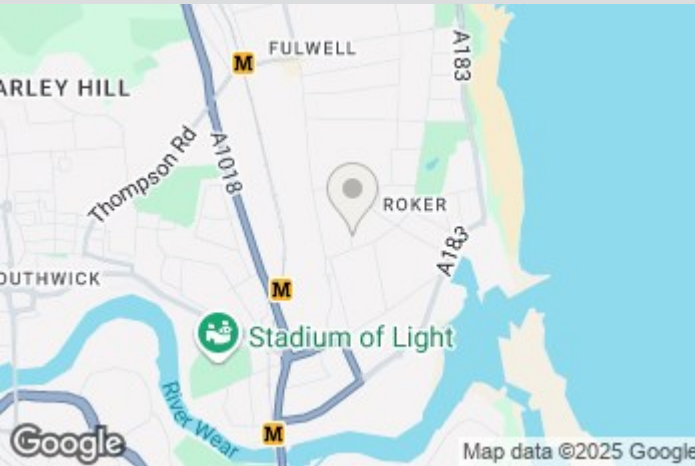
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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
Very 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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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