









A spacious and beautifully presented three bedroom mid terrace dormer cottage on this sought after street, within the ever popular area of St Gabriel's. Internally the stylish accommodation includes an entrance vestibule, hall, generous lounge, breakfast room with patio doors to the courtyard that opens through to a stunning recently fitted kitchen, featuring a vaulted ceiling with a Velux window, an excellent range of units and a selection of integrated appliances. Completing the ground floor accommodation is a contemporary bathroom/wc with free standing bath and a walk in shower and there is an excellent double bedroom with a bay window that could be utilised as a reception room if required. On the first floor there are two further well-proportioned bedrooms, one with an en-suite wash room/wc. Externally there is a small garden to the front, parking for up to two cars opposite the property and a delightful courtyard to the rear with roller shutter door. This ideal location provides easy access to local amenities, shopping facilities, Sunderland Royal Hospital and transport links. Viewing essential in order to fully appreciate the location, spacious rooms and quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

There is an inner door leading through to the hall.

Hall



With a radiator and doors connecting off to the lounge and bedroom one.

Lounge 13'9" x 17'4" max measure inc staircase area



This spacious room has two double glazed windows looking into the rear courtyard, radiator, staircase to the first floor, stripped and varnished floor boards and an attractive inset electric fire, a door connects through to the lobby.

Lobby

With an built in cupboard, double glazed window and access through to the breakfast room.

Breakfast room 15'8" x 8'3"



With a double glazed patio door to the courtyard, radiator and opens through into the kitchen.

Kitchen 12'7" x 7'9"



A fabulous contemporary kitchen fitted with a range of wall and base units with work surfaces over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a fridge, freezer and washing machine, space has been provided for the inclusion of a range style cooker, there is a superb vaulted ceiling with Velux window providing additional natural light, a double glazed window to the side, a double glazed door to the courtyard, tiled floor, radiator and a door to the bathroom.

Bathroom



A superb, modern, spacious bathroom with a low level WC, wash hand basin, free standing bath and a walk in shower enclosure with mains fed shower, there is a period style radiator, double glazed window and a tiled floor.

Bedroom 1 15'8" into bay x 15'8" into alcove



Generously proportioned room, currently used as a bedroom but could also be utilised as a reception room if required, double glazed bay window to the front, radiator, decorative corning to the ceiling, picture rails, stripped and varnished floor boards and a feature decorative fireplace.

First Floor Landing

With a built in cupboard and doors to bedrooms two and three.

Bedroom 2 13'9" x 12'5"



Double glazed window to the rear, radiator, walk in wardrobe and a door to the washroom/WC.

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MAIN ROOMS AND DIMENSIONS

En suite Washroom/WC



Low level WC, mini wash hand basin, double glazed window and tiled walls.

Bedroom 3 17'1" narrowing to 10'8" x 7'11"



Double glazed window to the front providing an open view and there is a radiator.

Outside



There is a small town garden to the front and also opposite the property over the walk way is a parking space for up to two cars, whilst to the rear there is a generous courtyard with a roller shutter access door.

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

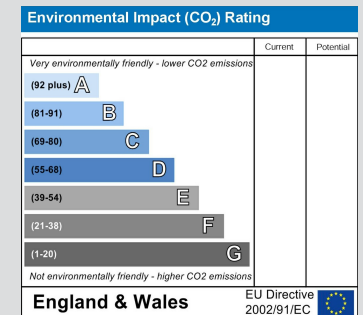
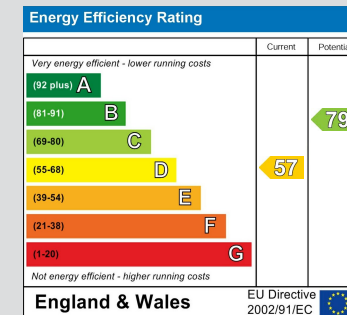
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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