

Rare investment opportunity to acquire this converted Victorian Terrace which comprises six one and two bedroom flats which are all currently tenanted to professional tenants producing an annual gross income of £38,220. The property is to be sold as one unit along with sitting tenants on assured short hold tenancy contracts.

All flats featuring gas central heating, UPVC double glazing, parking facilities for all flats together with visitor parking and a wonderful position within this highly fashionable coastal suburb.

With all amenities close to hand, including Seaburn Metro station and Sea Road shopping centre, the property is within easy walking distance of the Sea Front and its award winning Blue Flag beaches and is located in a residential district which has always be held in extremely high regard.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance

With secure telephone entry system.

## Apartment 1 - Ground Floor

### Entrance Hall

With built in storage cupboard.

### Kitchen/Living Room 14'6" into bay x 16'0"



Fitted with a range of wall and base units, worktops, inset sink, ceramic hob, electric oven, extractor fan. Integrated fridge freezer, wall mounted gas central heating combination boiler, space and plumbing for automatic washing machine, UPVC double glazed window to the front, radiator and laminate flooring.

## Bathroom 8'5" x 5'8"



With bath and shower over, WC, wash hand basin, part wall tiling, ladder radiator and extractor fan.

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



UPVC double glazed bay window to the rear and radiator.

## Apartment 2 - First Floor



### Entrance Hall

UPVC double glazed window to the side, built in cupboard housing the wall mounted gas central heating combination boiler and radiator.

### Kitchen/Living Room 16'11" x 11'1"

Fitted with a range of wall and base units, worktops, inset sink, ceramic hob, electric oven, extractor fan, integrated fridge freezer, space and plumbing for automatic washing machine, two UPVC double glazed windows to the side, radiator and laminate flooring.

### Bathroom 7'10" x 5'6"

Bath with shower over, WC wash hand basin, part wall tiling, ladder radiator, and extractor fan.

### Bedroom 11'5" x 11'3"

UPVC double glazed window to the side, radiator and loft access. White painted walls, ceilings and woodwork. Newly fitted grey carpets.

## Apartment 3 - First Floor

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# MAIN ROOMS AND DIMENSIONS

## Entrance Hall

Single radiator, telephone entry point.

## Living Room 14'4" x 16'6"

Maximum dimensions into bay with hardwood double glazed windows to front elevation, wood coloured laminate flooring, TV point, radiator, open plan to

## Kitchen

Range of base and eye level units incorporating granite coloured working surfaces, upstands and a single drainer stainless steel sink unit plus mixer taps, electric halogen hob with overhead extractor hood, built under electric oven, space and plumbing for automatic washing machine, integrated fridge freezer, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, main smoke alarm, LED downlights.

## Bedroom 1 (rear) 15'3" x 13'8"

Maximum dimensions into bay with UPVC double glazed windows to rear elevation, single radiator, LED downlights. Door to

## Bathroom 5'8" x 8'0"

Low level WC, washbasin and shower bath with shower mixer tap - white suite, tiled walls, vinyl flooring, wall mounted extractor unit.

## Bedroom 2 13'1" x 7'4"

UPVC double glazed window to front elevation, single radiator.

## Apartment 4 - Top Floor



## Entrance Hall

Phone entry point, single radiator, built in cloaks cupboard.

## Living Room 14'7" x 16'9"



Maximum dimensions into bay with hardwood double glazed windows to front elevation, radiator, telephone entry point, wood effect laminate flooring.



# MAIN ROOMS AND DIMENSIONS

## Kitchen



Range of base and eye level units incorporating granite coloured working surfaces, upstands and a single drainer stainless steel sink unit, electric halogen hob with overhead extractor hood, built under electric oven, plumbing for automatic washing machine, space for fridge freezer, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators.

## Bedroom 1 (rear) 14'0" x 16'0"



Maximum dimensions into bay with UPVC double glazed windows to rear elevation taking in Fulwell Skyline and distant sea views, radiator, television point, LED lights to ceiling.

## Bedroom 2 (front) 13'5" x 7'3"



Hardwood double glazed window to front elevation, single radiator.

## Bathroom



Low level WC, washbasin and shower bath with overhead

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# MAIN ROOMS AND DIMENSIONS

shower - attractive white suite, tiled walls, vinyl flooring, ceiling mounted extractor unit.

## Apartment 5 - Ground Floor



**Entrance Hall**  
Radiator.

## Lounge 14'11" maximum x 12'2"



UPVC double glazed french doors leading out to the terrace and radiator.

## Bedroom 1 15'10" into bay x 14'7"



UPVC double glazed bay window to the front and radiator.

## Kitchen



Fitted with a range of of wall and base units, worktops, inset sink, ceramic hob, electric oven, extractor fan, integrated fridge and freezer and radiator.

## Bedroom 2 11'3" x 7'6"



Two UPVC double glazed windows to the side and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom 8'7" x 5'6"



Bath with shower over, wash hand basin, part wall tiling and ladder radiator.

## Apartment 6 - Ground Floor

### Open Plan Lounge & Kitchen 23'1" x 11'1"

Fitted with a range of wall and base units, worktops, inset sink, ceramic hob, electric oven, extractor fan, integrated fridge freezer, wall mounted gas central heating combination boiler, radiator laminate flooring and UPVC double glazed french doors,

### Bedroom 1 14'7" x 7'3"

UPVC double glazed window to the side, built in wardrobes and radiator.

### Bedroom 2 11'6" x 7'6"

UPVC double glazed window to the side and rear and radiator,

### Bathroom 6'0" x 5'4"

Bath with shower over, wc, wash hand basin, part wall tiling, UPVC double glazed window to side, extractor fan and ladder radiator.

## Outside

Allocated parking to the front and rear.

### 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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### Sea Road Viewings

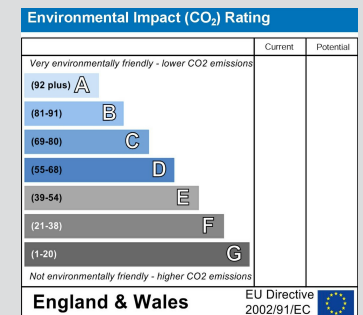
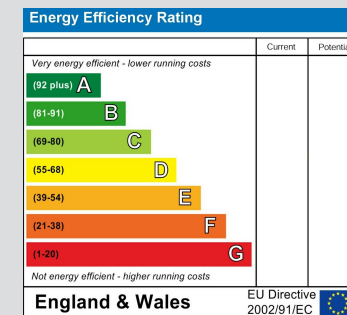
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

### 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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