









Available immediately with no upward chain, this tastefully appointed three/four bedroom mid terrace dormer cottage occupies a sought after position on this quiet street set close to the Sea Front, in the ever fashionable coastal suburb of Roker.

Internal accommodation comprising reception hall, living room, lounge/bedroom 4, kitchen, bathroom and three first floor bedrooms whilst features of note include gas central heating and UPVC double glazing. Externally there is a forecourt to the front and enclosed courtyard to the rear with a timber decked seating area and off street parking accessed via remote control doors.

Walking distance from a superb range of amenities, this attractive home is perfect for families, first time buyers and those who require bedrooms and bathrooms to the ground floor.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to

Reception Hall

Single radiator, dado rail, part glazed door to

Living Room 17'5" x 12'4"



Turned spindle balustrade staircase, 2x single radiator, wall lights, UPVC double glazed window to rear.

Lounge/Bedroom 4 16'6" x 15'3"



Into UPVC double glazed bay window to front, living flame gas fire with timber feature surround, tiled insert and hearth, decorative ceiling, picture rail.

Kitchen 8'0" x 16'5"



Base and eye level units with working surfaces incorporating

a single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer taps, gas hob with built under electric oven and overhead extractor hood, tiled splashbacks, glass fronted display cabinets, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, space and plumbing for automatic washing machine, Herringbone design flooring, UPVC double glazed window to side, UPVC double glazed door leading out to rear courtyard.

Bathroom



Low level WC, pedestal washbasin and bath with overhead electric shower and glass screen - white suite with tiled walls, Herringbone design flooring, heated towel rail, UPVC double glazed window to side.

First Floor Landing

Bedroom 1 (rear) 16'2" x 13'2"



Maximum dimensions into recess, double radiator, UPVC double glazed window to rear.

Bedroom 2 (front) 10'5" x 13'3"



UPVC double glazed window to front, single radiator.

Bedroom 3 13'4" x 8'6"



UPVC double glazed window to front, single radiator.

Outside

Forecourt to the front, enclosed courtyard to the rear with brick store, raised timber decked seating area and secure off street parking accessed via remote control electric roller shutter doors.

Council Tax Band

The Council Tax Band is Band A.

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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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Important Notice Part 2

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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Sea Road Viewings

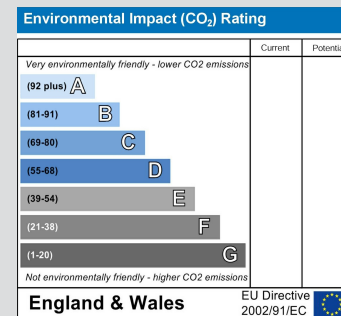
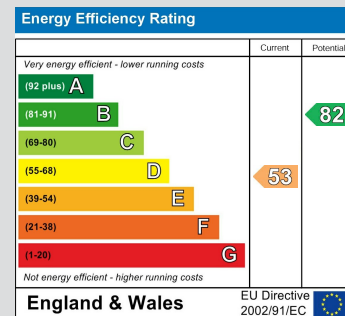
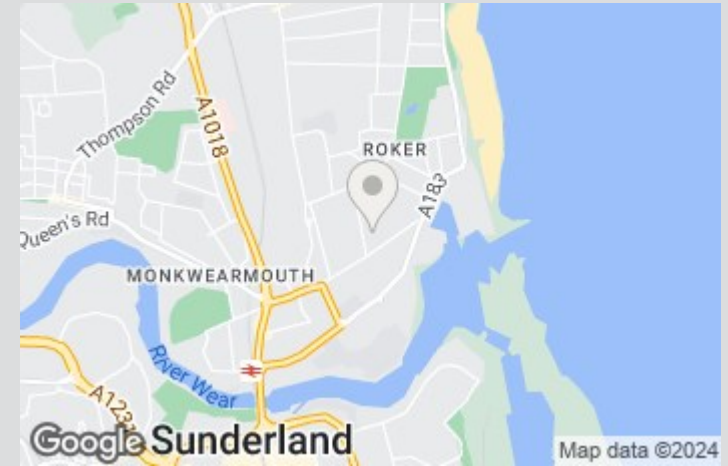
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



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