

This outstanding four bedroom mid terrace home, provides a beautifully appointed interior and deceptively spacious accommodation. Internally the property is accessed via an entrance porch, there is an attractive lounge, a lobby with staircase leading to the first floor and access to a fabulous kitchen / diner. The kitchen diner features bi fold doors to the rear, a superb lantern roof and is fitted with a range of styles units and an island. On the first floor there are two bedrooms and a contemporary family bathroom/wc, whilst to the top floor there are two further bedrooms, one with an en-suite shower room/wc. Benefits of the property include gas central heating to radiators, double glazing and a delightful, block-paved courtyard to the rear with a roller shutter access door. Situated in the ever popular area of Ashbrooke, the house is ideally located for a range of amenities, close to good schools and has excellent links to Sunderland City Centre and provides transport connections to surrounding areas. We highly advise viewing to appreciate this exceptional home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Porch

Inner door leading through to lounge.

Lounge 15'5" x 12'4"



Double glazed window to front, radiator and door to lobby.

Lobby

Built in storage cupboard and radiator. Staircase to first floor and door to kitchen/diner.

Kitchen/Diner 18'2" x 9'7" extending to 12'2"

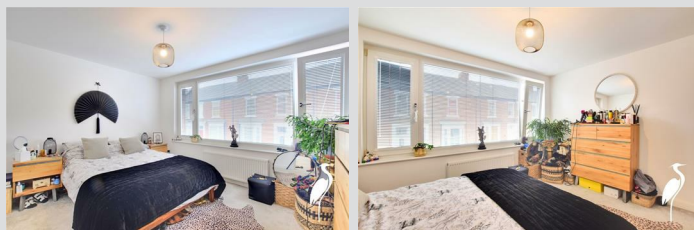


Fitted with an excellent range of contemporary units with luxury work surfaces over incorporating an inset sink unit, feature island with breakfast bar, integrated appliances include an oven, microwave, electric hob, dishwasher and washing machine, two tall radiators, tiled floor. The rooms also features bi-folding doors to the rear and a superb roof lantern providing additional natural light.

First Floor Landing



Bedroom 2 12'4" x 9'11"



Double glazed window to front and radiator.

Bedroom 3 12'2" x 8'10"



Double glazed window to rear and radiator.

Bathroom



Superb contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and panel bath with mains shower over, tiled walls and floor, chrome ladder style radiator.

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MAIN ROOMS AND DIMENSIONS

Top Floor Landing



Loft access hatch with pull down ladder.

Bedroom 1 12'3" x 9'9"



Double glazed window to front and radiator., Door to en-suite.

En-Suite



Contemporary suite with low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with mains shower, tiled walls and floor, chrome ladder style radiator.

Bedroom 4 12'2" x 8'11"



Double glazed window to rear and radiator.

Outside



Small forecourt to the front. Attractive block paved courtyard to the rear with roller shutter access door.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

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

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MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

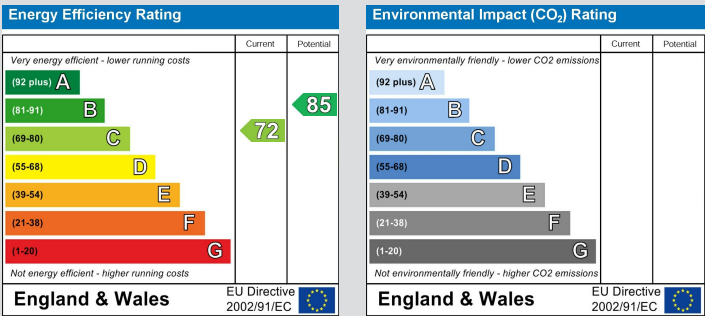
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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