















This spacious three bedroom end terrace house boasts the distinction of a ground floor shower room and a bathroom to the first floor. The generous accommodation retains a host of period features and comprises entrance vestibule, entrance hall, two reception rooms, kitchen, ground floor shower room, three bedrooms, bathroom and separate w.c. to the first floor all benefitting from double glazing and gas central heating. Externally there is an enclosed courtyard to the front and an enclosed yard to the rear providing secure off street parking. The property is conveniently situated in the popular residential area of Monkwearmouth and is ideally located for a range of amenities, close to schools and just a short walk away from Stadium Of Light Metro station and boasts excellent transport links to Sunderland city centre and wider road networks. Early viewing is recommended to appreciate the amount of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via wooden door to

## Entrance Vestibule

Inner wooden door to

## Entrance Hall



With a radiator, stairs to first floor with under stair storage space, there is also a storage cupboard. Wooden door to the rear garden, and doors to the lounge, dining room and kitchen.

## Lounge 15'3" x 15'2"



Double glazed bay window to the front elevation, feature fireplace and there is a radiator.

## Dining Room 14'6" x 14'3"



Double glazed windows to the rear elevation, feature fireplace and a radiator.

## Breakfasting Kitchen 13'2" x 9'4"



Wall and base units with counter tops over incorporating single bowl sink and drainer unit with mixer tap, integrated appliances include oven and hobs and an extractor fan. Space has been provided for a washing machine and a fridge freezer, there is a double glazed window to the rear, a radiator and a door to the shower room.

## Shower Room



With a walk in shower cubicle, hand wash basin set into vanity unit and a low level WC, there is a radiator, storage cupboard and a frosted window to the rear.

## First Floor Landing

There is a radiator, doors to the bedrooms, bathroom and separate WC.

## Master Bedroom 19'10" x 15'10"



Spacious bedroom, there is a double glazed bay window to the front elevation as well as a further window to the front, radiator and a built in storage cupboard.

## Bedroom 2 14'6" x 14'2"



Double bedroom with a double glazed window to the side elevation and a radiator.

## Bedroom 3 14'8" x 9'5"



Double glazed window to the side, a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Bath with a shower tap, hand wash basin and a radiator. There is a double glazed frosted window.

## Separate WC



With a low level WC, a radiator and a frosted window.

## Outside



Low maintenance rear courtyard with roller shutter.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band A.

## Important Notice

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## Sea Road Viewings

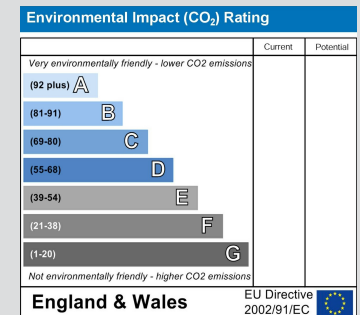
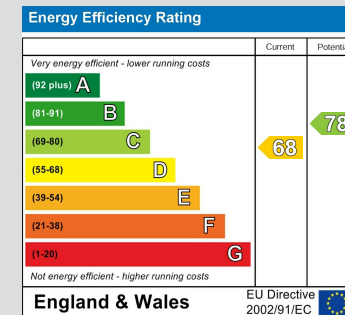
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

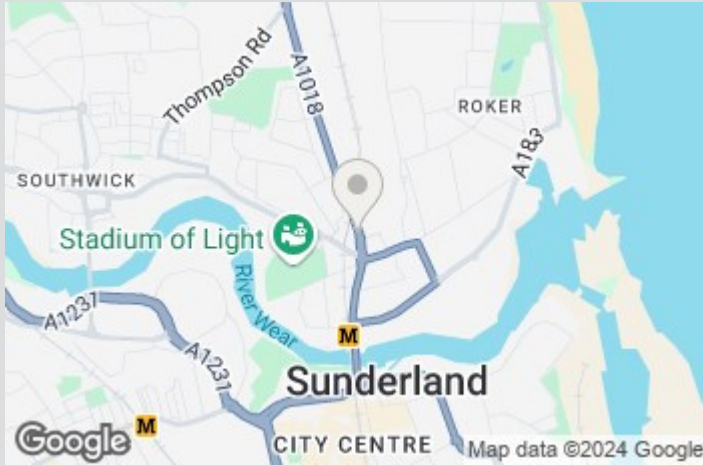
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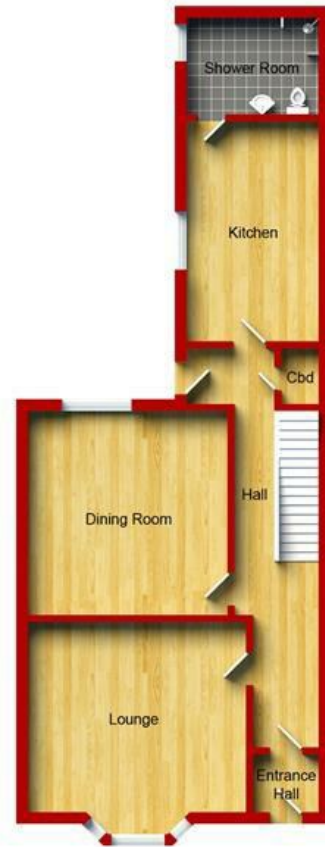
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Ground Floor  
Approximate Floor Area  
(77.70 sq.m)



First Floor  
Approximate Floor Area  
(77.70 sq.m)

