









A home of historical importance, being the birth place of James Alfred Wight, the veterinary surgeon and author of the James Herriot books between 1916 and 1995.

This spacious, three-bedroom, mid terraced home sitting along a quiet tree lined avenue, and just a short stroll from the sea front and award-winning Blue Flag beaches, offers an exciting opportunity to families and first-time buyers alike and is available with no upward chain.

The internal accommodation comprises an entrance lobby, reception hall, lounge, dining room, kitchen, rear lobby, and bathroom, whilst at first floor level there are three good sized bedrooms. The property externally has a large, enclosed courtyard to the rear with secure off-street parking and boasts many original architectural features which include, staircase skirtings, architraves, cornicing and fireplaces which work admirably with attractive modern-day fittings.

Benefitting from gas central heating and UPVC double glazing, the property is within easy reach of a superb range of coastal amenities including shops, schools, restaurants, bars, and Metro Stations, whilst major routes are also close to hand leading through to the wider Northeast conurbation.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed Composite door to

Reception Hall



With wood-effect laminate flooring and a partially glazed door, there are two single radiators, original skirting, coved cornice, and corbels. Additionally, there is a spindle balustrade staircase with an original turned newel post. A large under stairs storage cupboard houses a wall-mounted gas combination boiler that provides hot water and heating for the radiators. There is also a UPVC double door leading out to the rear courtyard.

Lounge 15'1" x 15'8" into bay



The front elevation features UPVC double-glazed windows, original architrave, a decorative ceiling with coved corning, picture rail, and skirting. Additionally, there is a living flame effect gas fire, complete with a cast iron and tile insert, granite hearth, and decorative rosewood surround.

Living Room/Dining Room 11'8" x 14'0"



A UPVC double-glazed window is located at the rear elevation. There is a double radiator, wood-effect laminate flooring, two built-in cupboards, and a door leading to the kitchen.

Kitchen 7'3" x 11'10"



With a selection of base and eye-level units featuring granite-coloured working surfaces, the kitchen includes a single drainer 1 1/2 bowl sink unit in a contrasting colour with a pedestal mixer tap, plumbing for a washing machine, and space for a gas cooker with an overhead extractor hood. Tiled splashbacks are also present, along with an integrated fridge freezer.

Utility/Rear Lobby

With UPVC double glazed window and door leading out into the rear courtyard.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low-level WC and a wash basin set into a vanity with cupboards beneath. There is a mirror-fronted medicine cabinet, and a double-ended panel bath features an overhead shower and a retractable glass screen. The suite is white, complemented by stone-effect UPVC lined walls and ceiling. Additionally, there is a UPVC double-glazed window, a double column radiator, and decorative tiled flooring.

Half Landing

With UPVC double glazed window to rear elevation.

Main Landing



With access point to a large loft space with Velux window.

Bedroom 1 (rear) 11'10" x 14'0"



UPVC double glazed window to the rear elevation, single radiator and built in cupboards.

Bedroom 2 (front) 13'2" x 12'3"



Original cast iron fireplace featuring a decorative tiled insert and hearth, UPVC double-glazed window at the front elevation, and a single radiator.

Bedroom 3 9'9" x 7'7"



UPVC double glazed window to the front elevation and a single radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Enclosed courtyard to the rear, lovely sunny position and off street parking accessed via remote control electric roller shutter gates.

Tenure Freehold

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

Rent Charge

We have been advised by the client there is a rent charge of £2.12 per annum. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band A.

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Sea Road Viewings

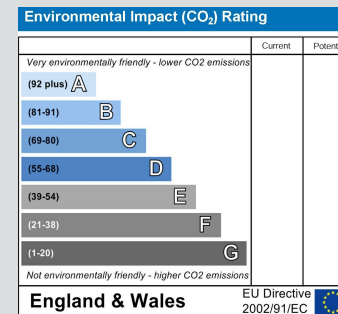
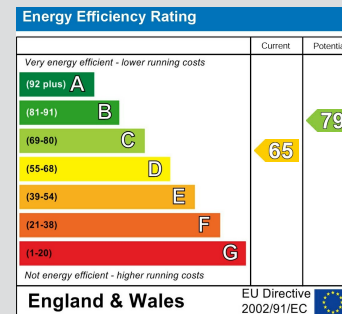
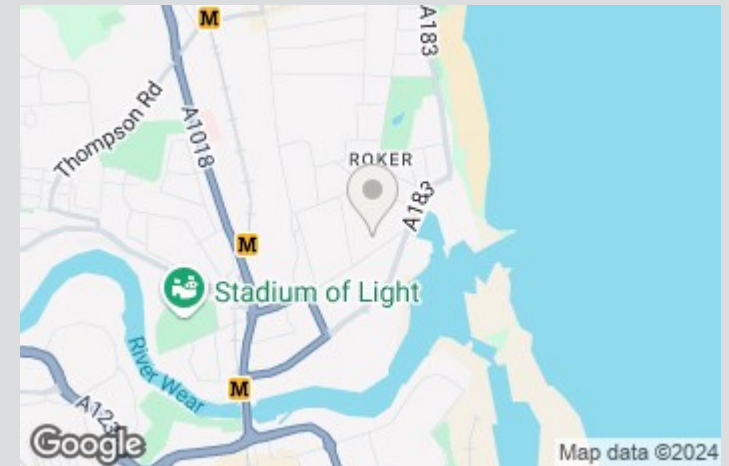
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

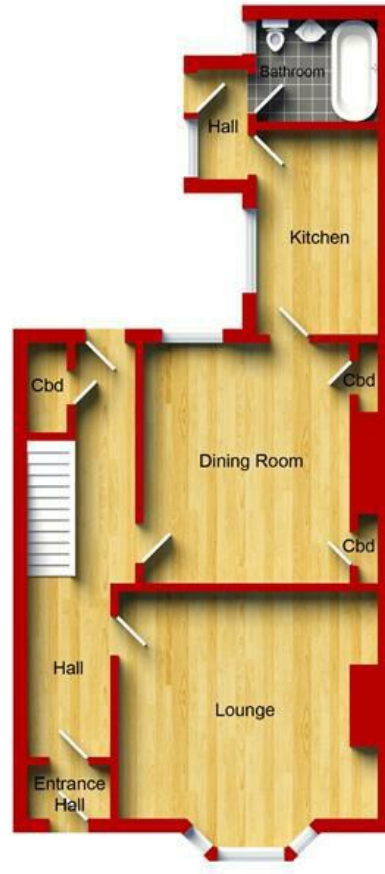
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Ground Floor
Approximate Floor Area
(68.00 sq.m)



First Floor
Approximate Floor Area
(52.70 sq.m)

