









RECENTLY REDUCED this truly stunning home! This much improved three bedroom end of terrace, has been tastefully and sympathetically upgraded, with many impressive updates whilst retaining many beautiful features. Internally the stylish accommodation is accessed via an entrance vestibule, leading through to a fabulous reception hall with wood flooring, grand staircase and a cloakroom/wc. There is a superb lounge with a fireplace and bay window, a sitting room with a delightful open fire and a breakfast room that connects through to a contemporary kitchen with a selection of integrated appliances and French doors to the courtyard. On the first floor there are three double bedrooms and an exceptional family bathroom/wc. Externally there is a small forecourt to the front and a paved courtyard to the rear with a useful built in store. This sought-after location is ideally placed for a range of amenities, Roker Park and the Sea front, as well as excellent transport connections, including the Metro system. A detailed inspection is essential, to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

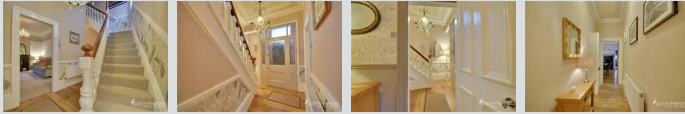
Ground Floor

Accessed via an entrance door.

Vestibule

There is tiled flooring and an inner part glazed door to the reception hall.

Reception Hall



A most impressive reception hall with grand staircase to the first floor, wood flooring, 2 radiator's and under stair storage cupboard.

Cloakroom WC



Low level WC and mini wash basin.

Lounge 17'1" into alcove x 13'10" into bay



This superb room has a double glazed bay window to the front with attractive panelling, there's a radiator, period fireplace, decorative plasterwork to the ceiling with cornicing and ceiling rose and also wood flooring.

Sitting Room 13'8" x 10'0"



3 double glazed windows looking into the courtyard, wood flooring, radiator, period fireplace with an open fire, coving to the ceiling and a picture rail.

Breakfast Room 12'6" x 7'10" maximum



Double glazed window looking into the courtyard, radiator, decorative period range and access into the kitchen.

Kitchen 8'11" x 7'6"



A superb contemporary kitchen fitted with an excellent range of wall and base units with work surfaces over incorporating an inset sink unit. Integrated appliances include an oven, hob, fridge, freezer, dishwasher and washing machine. There's a double glazed French door into the courtyard, vaulted ceiling with Velux window, tiled flooring and tiled splashbacks.

First Floor Landing



Double glazed window to the half landing, radiator and a Velux window.

Bedroom1 14'6" x 13'11" maximum into bay and including fitt



Double glazed bay window to the front, radiator, period fireplace and fitted sliding door wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 15'11" x 10'1" maximum including fitted wardrobes



Double glazed window to the rear, radiator and fitted furniture including wardrobes, cabinets and a desk.

Bedroom 3 10'1" x 9'8"



Double glazed window to the front and a radiator.

Family Bathroom



Low level WC, wash basin and a panelled bath with mains fed shower over. There's tiled flooring, part tiled walls, period style radiator with heated towel rail and a double glazed window.

Outside



There's a small forecourt area to the front whilst to the rear there is a delightful paved courtyard with a useful built in store.

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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Council Tax Band

The Council Tax Band is Band B

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MAIN ROOMS AND DIMENSIONS

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 25/03/1899 and the Ground Rent is £TBC...

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Sea Road Viewings

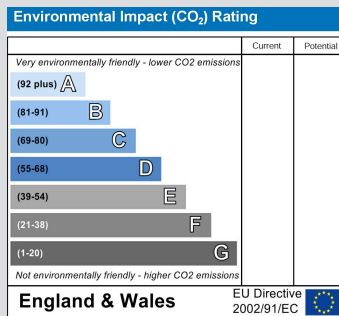
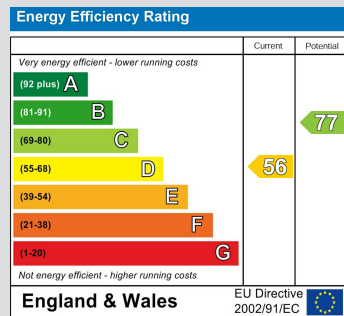
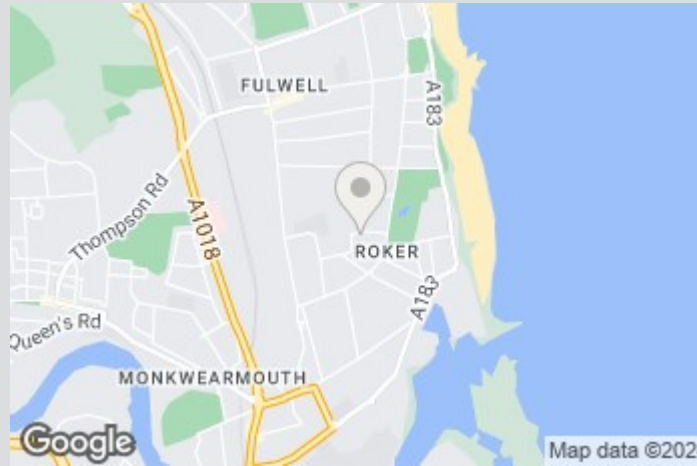
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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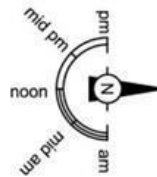
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Ground Floor
Approximate Floor Area
(74.00 sq.m)



First Floor
Approximate Floor Area
(67.00 sq.m)



22 Glenthorne Road