

A spacious and imposing four bedroom mid terrace period home with some charming character features, situated within the highly sought after location. Internally the accommodation includes an entrance vestibule, connecting through to a superb reception hall with a grand staircase to the first floor, there are two generous reception rooms and a 24ft breakfasting kitchen. On the first floor there are four bedrooms, a separate wc and a bathroom. Externally there is a town garden to the front and a delightful courtyard to the rear. This excellent location is ideal for access to local amenities, shops, schools and Sunderland Royal Hospital as well as offering excellent links to Sunderland City Centre and major road connections. We highly recommend arranging a viewing of this impressive home.



# MAIN ROOMS AND DIMENSIONS

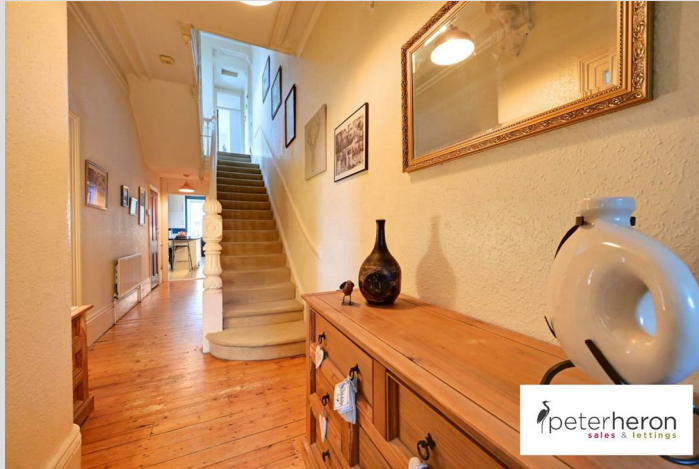
## Ground Floor

Access via entrance door.

## Entrance Vestibule

Inner door through to hall.

## Reception Hall



Exposed floorboards, grange staircase leading to first floor, radiators 2x and built in cupboards 2x.

## Lounge 17'4" into bay x 14'11" into alcove



Bay to window with double glazed windows, exposed floorboards and radiator. Attractive fireplace with living flame effect gas fire, decorative plasterwork to the ceiling with coving and ceiling rose.

## Dining Room 11'8" x 17'10" into bay



Bay window to the rear with single glazed windows, radiator, exposed floorboards, coving and ceiling rose.

## Breakfasting Kitchen 24'8" x 9'3"



Fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for range style cooker, fridge, freezer, dishwasher, washing machine and tumble dryer. Single glazed windows to side and rear. Door to courtyard.

## First Floor Landing

Built in cupboard.

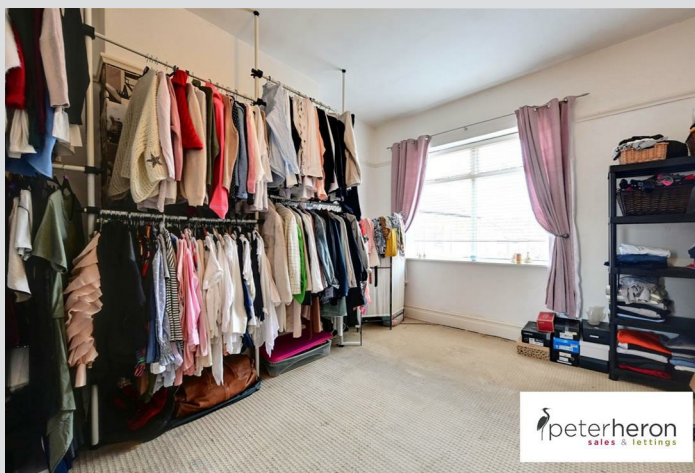
# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 17'5" into bay x 12'7" into alcove



Double glazed bay window to front.

## Bedroom 2 15'2" x 12'10" into alcove



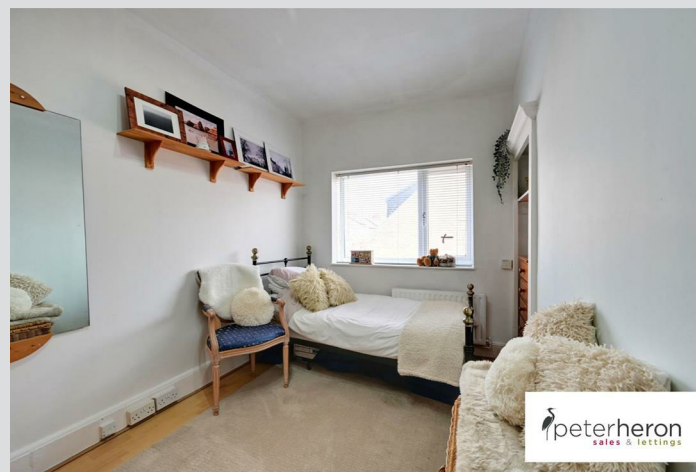
Single glazed window to rear.

## Bedroom 3 8'2" x 11'9"



Double glazed window to front.

## Bedroom 4 10'11" x 7'1"



Single glazed window to rear and radiator.

## Separate WC

Fitted WC and single glazed window.

## Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, double glazed window and radiator.

## Outside



Town garden to the front, whilst to the rear a delightful courtyard with deck and gravelled areas along with up and over access door.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

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

## Important Notice - Particulars

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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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



# MAIN ROOMS AND DIMENSIONS

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. 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.

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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

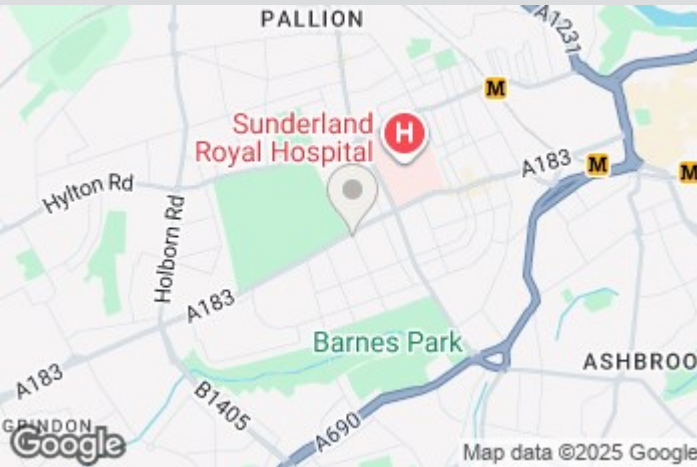
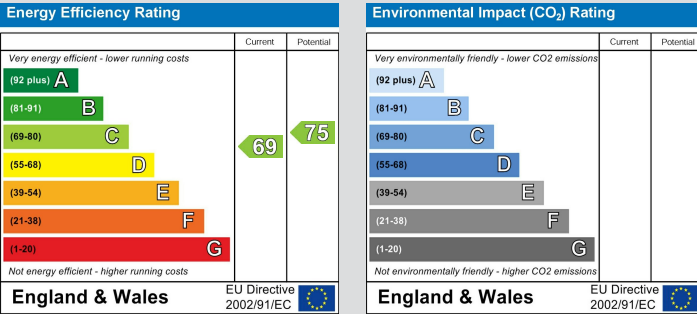
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman Fst

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



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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



Ground Floor  
Approximate Floor Area  
(83.20 sq.m)



First Floor  
Approximate Floor Area  
(81.70 sq.m)