









This surprisingly spacious three/four bedroom mid dormer terraced home carrying enormous potential being perfect for first time buyers and DIY enthusiasts. Available with no upward chain, this delightful home offers accommodation comprising entrance vestibule, reception hall, living room/bedroom 1, lounge, dining room, bedroom 2, kitchen and bathroom whilst to the first floor level there are two further large bedrooms. Benefiting from gas central heating and UPVC double glazing, the property has a forecourt to the front and courtyard to the rear with space for off street parking if desired. Enjoying a highly sought after position on this quiet street set within easy walking distance of the sea front, Roker Park and superb coastal amenities in the suburb of Roker and Fulwell, this wonderful home can only be fully appreciated upon internal inspection and should be viewed as a matter of urgency to avoid disappointment as a quick sale is anticipated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Portico

Glazed door to reception hall.

Reception Hall

Coved cornicing to ceiling, single radiator, built in cloaks cupboard.

Cloaks Area

Bedroom 1/ Living Room 13'5" x 15'6" into bay



UPVC double glazed window to front elevation, original architraving, coved cornicing to ceiling, gas fire with timber surround, marble insert and hearth, double radiator.

Lounge 14'6" x 13'4"



Original coved cornicing to ceiling, UPVC double glazed window to rear elevation, double radiator, living flame gas fire with timber feature surround, marble insert and hearth, door to bedroom 2.

Bedroom 2 11'0" x 6'11"



UPVC double glazed window to rear elevation, single radiator.

Inner Lobby

With built in cupboard featuring fitted shelving, UPVC double glazed door leading out into enclosed rear courtyard.

Dining Room 8'5" x 10'8"



UPVC double glazed window to side elevation, double radiator, wall mounted gas combination boiler serving hot water and radiators.

Kitchen 6'0" x 8'2"



Base and eye level units with stone coloured work surfaces,

single drainer stainless steel sink unit, plumbing for washer, gas hob, built under electric oven, tiled splashbacks, tiled floor, UPVC double glazed window to side elevation.

Bathroom



Pedestal wash basin, panel bath with shower attachment - coloured suite with tiled splashbacks, tiled floor, double radiator,

Separate WC



UPVC double glazed windows to side and rear elevations.

Visit 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

First Floor Landing



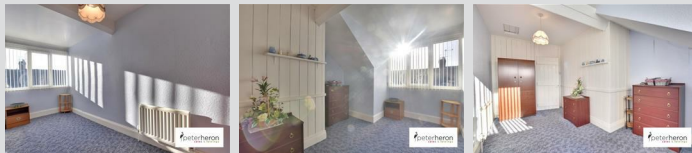
With a Velux window.

Bedroom 3 24'0" x 10'6" into window



Double radiator, UPVC double glazed window to front elevation.

Bedroom 4 16'2" x 9'7" max width into recess



UPVC double glazed window to rear elevation, double radiator.

Outside



Forecourt to front with wrought iron/brick perimeter wall, large enclosed courtyard to the rear with single gate but allowing space for secure off street parking.

Council Tax Band

The Council Tax Band is Band A

Tenure Freehold

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

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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road 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

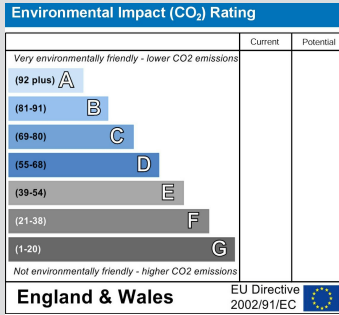
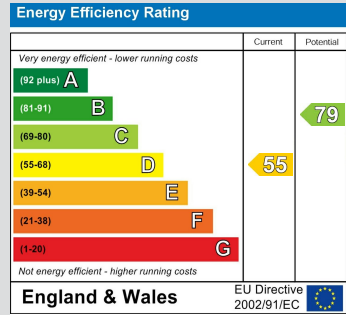
Ombudsman

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

Visit www.peterheron.co.uk or call 0191 510 3323

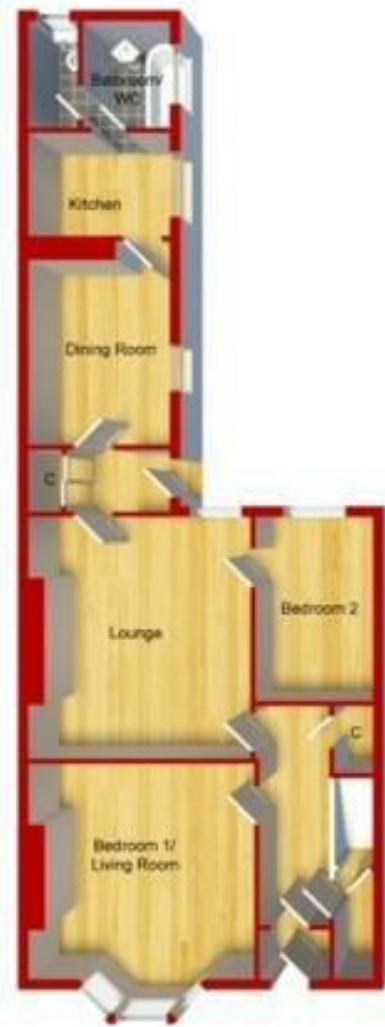
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



Visit 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
(77.88 sq.m)



First Floor
Approximate Floor Area
(39.53 sq.m)

