



A charming, larger style three bedroom Edwardian terraced home with an attractive facade and generous internal accommodation ideal for those discerning families searching for a spacious home by the coast.

Available with no upward chain, the property internally comprises entrance portico, reception hall, lounge, dining room, kitchen, utility, three first floor bedrooms and a bathroom whilst externally there is a town garden to the front and large enclosed courtyard to the rear with secure off street parking. Benefiting from gas central heating, double glazing and security alarm, the property still boasts some architectural features and would benefit from modernising and updating carrying huge potential.

Set close to Roker Park and the sea front with award winning Blue Flag beaches together with a superb range of coastal amenities including good schools, transport links and major routes through to the wider Northeast conurbation, this superb home offers some many redeeming qualities that can only be fully appreciated upon inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via original wooden entrance door.

## Entrance Portico

Inner wooden glass panelled door to hall.

## Reception Hall



Radiator and stairs to first floor with storage under.

## Lounge 14'8" x 13'1"



Double glazed bay window to front elevation, gas fire and radiator.

## Dining Room 13'3" x 14'2"



Double glazed window to rear elevation, radiator, electric fire and built in storage.

## Kitchen 9'8" x 13'7"



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, 5 burner gas hob with extractor, microwave and 2 seater breakfast bar. Space provided for a fridge freezer. Radiator and storage cupboard. 2x double glazed windows to rear elevation and door to utility.

## Utility 9'8" x 6'10"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Providing space for a washing machine and tumble dryer. Double glazed window and Composite door to rear.

## First Floor Landing



Built in storage cupboard and double glazed window to side elevation.

## Bedroom 1 12'9" x 13'2"



Double glazed bay window to front elevation and radiator.

## Bedroom 2 13'3" x 14'1"



Double glazed window to rear elevation, radiator and built in storage.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 6'11" x 9'8"



Double glazed window to front elevation and radiator.

## Bathroom



Low level WC, washbasin, bath and walk in shower cubicle, radiator and 2x double glazed windows.

## Outside



Spacious enclosed courtyard to the rear with electric roller shutter door providing secure off street parking.

## 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 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.

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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.

## 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

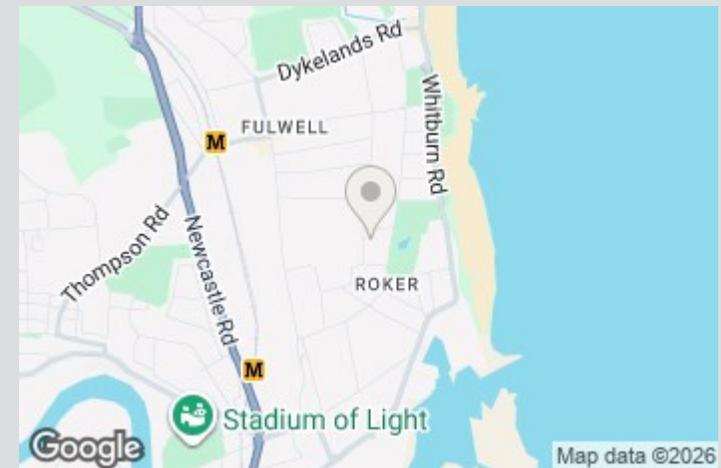
## Opening Times

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

## Ombudsman

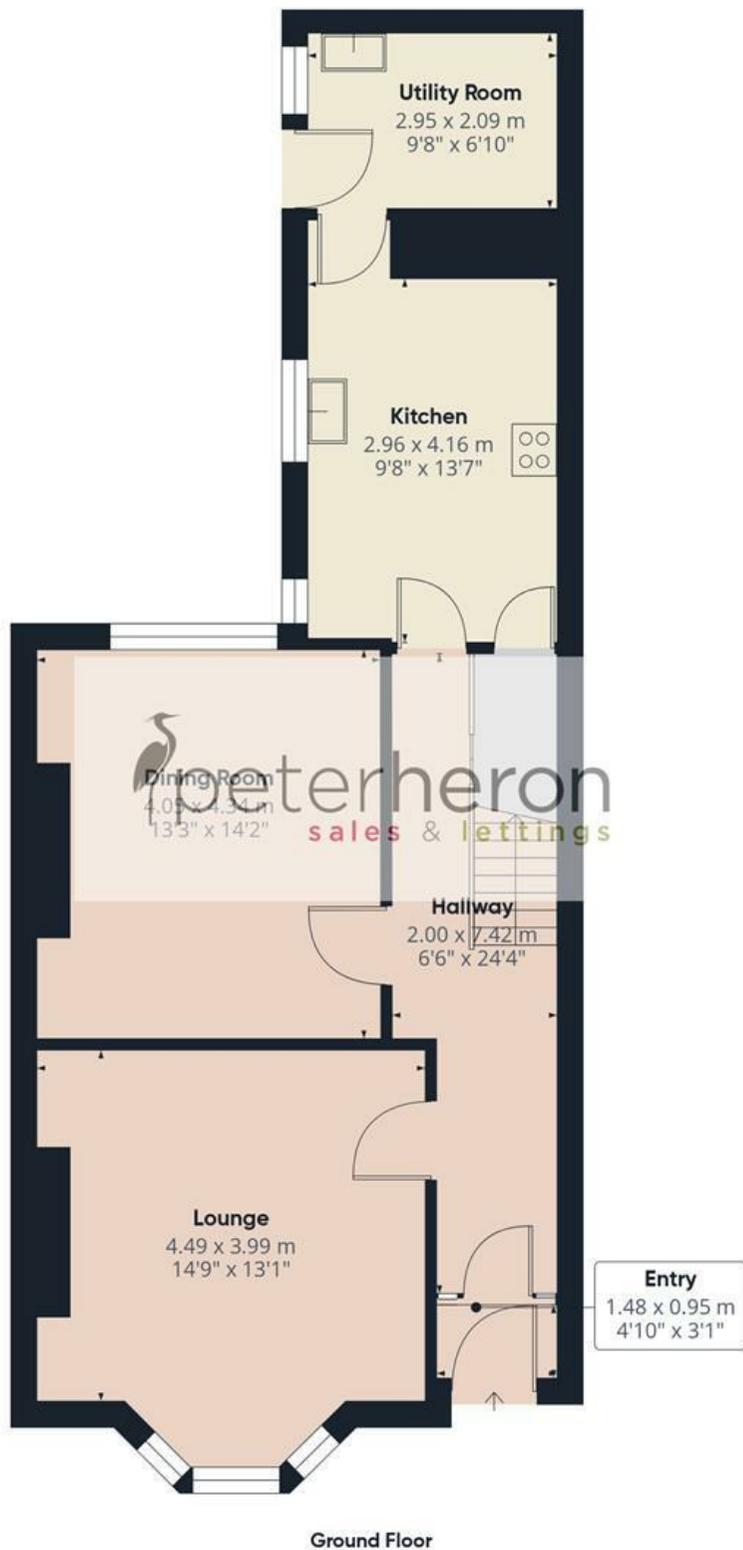
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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Approximate total area<sup>(1)</sup>

130.4 m<sup>2</sup>

1403 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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