









Available with immediate vacant possession and no upward chain, this spacious and popular style Edwardian mid terraced home offers an excellent and exciting opportunity to those families who wish to live within this highly sought after coastal suburb, the property would benefit from some updating and modernising but carries enormous potential with internal accommodation including an entrance vestibule, reception hall, lounge, large dining room with cocktail bar, kitchen, ground floor bathroom, whilst to the first floor level there are 3 good sized bedrooms and a shower room. Benefitting from some double glazing and gas central heating, the property has a town garden to the front with wrought iron perimeter fencing and a spacious enclosed courtyard to the rear with seating areas together with the added bonus of a garage with remote control electric roller shutter door. Just a short stroll from all the wonderful amenities this sought after suburb has to offer, the property is ideally placed for the sea front with it's Award Winning Blue Flag beaches and marina whilst local shopping facilities and good schooling is also close to hand. Perfect for the Stadium of Light metro station, the property is within easy reach of Sunderland city centre and is accessible to the wider North East region via major road networks. Internal inspection is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to entrance vestibule.

Entrance Vestibule

With original floor tiling, Georgian design glazed door to reception hall.

Reception Hall

Double radiator.

Lounge 14'9" x 16'3"



UPVC double glazed bay window to front elevation, feature fireplace, wall lights, single radiator and open plan to dining room.

Dining Room 14'7" x 16'10"



UPVC double glazed window to rear elevation, single radiator, fireplace and internal bar area, under stairs storage cupboard with single glazed window.

Kitchen 7'9" x 15'1"



Selection of base and eye level units with timber coloured working surfaces incorporating a single drainer stainless steel sink unit with mixer taps, gas hob with overhead extractor hood, electric oven, fitted shelving, plumbing for washing machine, space for tumble dryer, space for under bench fridge and freezer, wall mounted combination boiler serving hot water and radiators, tiled splashbacks, vinyl flooring, UPVC double glazed window to side elevation and door to rear lobby.

Lobby

Built in cupboard featuring fitted shelving and UPVC double glazed door leading to rear courtyard.

Bathroom



Low level WC, pedestal wash basin and bath - white suite with UPVC lined walls and ceiling, tiled flooring, heated towel rail, UPVC double glazed window to side elevation.

First Floor

UPVC double glazed window to rear elevation.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, pedestal wash basin and corner shower cubicle with electric shower - white suite with halogen downlights and fitted mirror.

Bedroom 1 (front facing) 13'6" x 12'4"



Fitted wardrobes and overhead cupboards, UPVC double glazed window to front elevation and single radiator.

Bedroom 3 (front facing) 9'11" x 7'6"



UPVC double glazed window to front elevation and single radiator.

Bedroom 2 (rear facing) 13'2" x 14'8"



UPVC double glazed window to rear elevation, single radiator and fitted wardrobes.

Outside

Forecourt to front with wrought iron perimeter fencing and gate. Large enclosed courtyard to the rear with block paving, raised planters and pedestrian access.

Garage 17'7" x 8'5"

Electric remote control up and over door, single glazed window and door to side elevation providing access into the rear courtyard.

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.

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MAIN ROOMS AND DIMENSIONS

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.

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Important Notice Part 2

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Sea Road Viewings

To arrange an appointment to view this property please

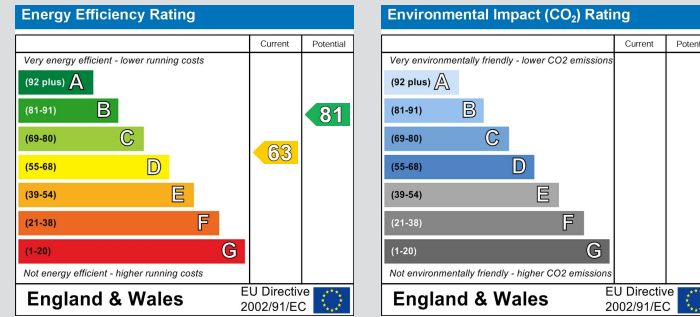
contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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