









An exceptional five bedroom, three storey mid terrace house with a stunning interior, occupying a prime position close to the sea front and Roker Park. Internally the beautifully appointed accommodation is accessed via an entrance vestibule that leads through to a superb reception hall with staircase to the first floor. At the front there is an attractive lounge with a bay window and wood burning stove whilst to the rear there is a fabulous open plan dining kitchen that leads through to a family room. The kitchen is fitted with an excellent range of stylish units, an island with breakfast bar and there are a selection of integrated appliances. Completing the ground floor is a useful utility and a downstairs wc. On the first floor there are three bedrooms and a sensational, luxury family bathroom/wc, with walk in shower. To the top floor there are two further bedrooms and a contemporary shower room/wc. Externally there is a small town garden to the front and a pleasant courtyard to the rear with roller shutter access door. The property enjoys a wonderful position for accessing the sea front, local amenities, shops and schools as well as transport connections. We highly advise arranging a detailed inspection to appreciate this remarkable home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to the

Entrance Vestibule

With an inner part glazed door leading through to the reception hall.

Reception Hall



Spacious and impressive reception hall with staircase to the first floor with under stairs storage cupboard and a radiator, doors lead off to the lounge and dining kitchen.

Lounge 15'7" into bay x 15'1" into alcove



This superb room has a double glazed bay to the front with panelling around and double glazed window, there is a radiator and a fireplace with wood burning stove and there is also coving to the ceiling.

Dining Kitchen 16'3" x 9'8" + 9'5" x 8'9"



A stunning open plan dining kitchen fitted with an excellent range of impressive modern units with wood work surfaces over, there is a feature island with units below and granite work top incorporating a breakfast bar area, integrated appliances include a double electric oven, gas five burner hob with extractor chimney over and a dishwasher, space has been provided for the inclusion of an American style fridge freezer, there is a tiled floor, radiator, double glazed French door leading out to the rear courtyard and double glazed windows looking into the courtyard, door to the utility, and the room opens through into the sitting room/family room.

Sitting Room/Family Room 14'5" x 12'10" into alcove



This versatile room is accessed from the dining kitchen and provides an excellent family sitting area, there is a radiator, coving to the ceiling and an attractive decorative period fireplace.

Utility 6'2" x 5'11"



With fitted wall and base units with work surface over, space has been provided for the inclusion of a washing machine and a tumble dryer, there is a tiled floor, double glazed window and a door to the downstairs WC.

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MAIN ROOMS AND DIMENSIONS

Downstairs WC



With a low level WC and a mini wash hand basin, there is a radiator and tiled floor.

First Floor Landing

With a double glazed window to the side, a radiator and doors leading off to bedrooms one, two and three and also to the family bathroom, a staircase continues to the top floor with under stairs storage cupboard.

Bedroom 1 12'9" x 12'9" into alcove



Double glazed window to the front, radiator and coving to the ceiling.

Bedroom 2 14'6" x 12'9" into alcove



Double glazed window to the rear, radiator and coving to the ceiling.

Bedroom 3 9'8" x 6'9"



Double glazed window to the front, radiator and coving to the ceiling.

Bathroom



A stunning luxury bathroom with low level WC, twin wash hand basins set into vanity unit and a walk in shower with mains fed shower and a bath, there is a feature radiator, tiled wall and a double glazed window.

Top Floor Landing

With a useful built in storage cupboard, there are doors leading off to bedrooms 4 and 5 and also to the shower room.

Bedroom 4 9'8" x 7'6" approx measure to sloping ceiling



Velux window and a radiator.

Bedroom 5 9'8" x 6'10" approx measure to sloping ceiling



Velux window and a radiator.

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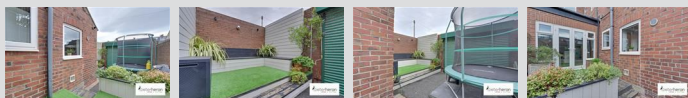
MAIN ROOMS AND DIMENSIONS

Shower Room



A contemporary shower room with low level WC, wash hand basin and walk in shower with mains fed shower, chrome ladder style radiator and a double glazed window.

Outside



To the front of the property there is a small town garden and to the rear there is a delightful courtyard with artificial grass areas, a seating area and the benefit of a roller shutter access door.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band B.

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.

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Fawcett Street Viewings

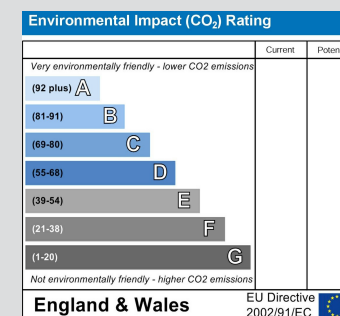
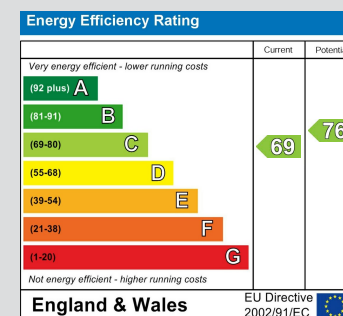
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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MAIN ROOMS AND DIMENSIONS



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