









A beautifully presented, mid terrace period home, sympathetically upgraded and modernised to a most impressive standard. Internally the property is accessed via an entrance vestibule, that connects through to a superb reception hall with a grand staircase leading to the first floor. There are two generous reception rooms and a stunning breakfasting kitchen, fitted with a range of stylish units and luxury worksurfaces. On the first floor there is a generous landing area, three bedrooms and a fabulous family bathroom/wc with a walk in shower and a free standing roll top bath. Benefit of the property include gas central heating to radiators, a cellar and a yard to the rear with up and access door. Situated in the ever popular area of Ashbrooke, the house is ideally located for a range of amenities, close to good schools and has excellent links to Sunderland City Centre and provides transport connections to surrounding areas. Early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Vestibule

Inner door leading to hallway.

Reception Hall



Most impressive hallway with a grange staircase leading to first floor with two understair storage cupboards, and two radiators.

Lounge 14'2" into alcove x 13'11" into bay



Double glazed bay window to front, radiator and decorative corning to ceiling.

Dining Room 12'6" x 12'0" into alcove



Double glazed window to rear and radiator.

Breakfasting Kitchen 15'5" x 8'10" extending to 10'0"



Fitted with an excellent range of stylish contemporary units with luxury work surfaces over incorporating inset Belfast sink unit and breakfast bar, space for range style cooker and fridge freezer, integrated slimline dishwasher and integrated wash/dryer, single glazed window, double glazed door to courtyard and radiator.

First Floor Landing



Spacious landing with built in cupboard, loft access hatch and double glazed window to side.

Bedroom 1 12'6" x 11'10" into alcove



Double glazed window to front and radiator.

Bedroom 2 12'6" x 10'10"



Double glazed window to rear, built in wardrobe and radiator.

Bedroom 3 8'10" x 6'11"



Double glazed window to front and radiator.

Bathroom



A fabulous spacious bathroom with a period style suite comprising of a WC, washbasin, walk in shower with mains shower and free standing roll top bath, tiled floor, part tiled walls, period style radiator with heated towel rail and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside

Small forecourt to front and a courtyard to the rear with up and over access door. From the courtyard there is access to a storage shed and useful cellar.

Council Tax Band

The Council Tax Band is Band B.

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:-
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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.

Fawcett Street Viewings

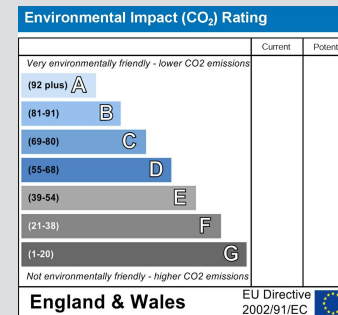
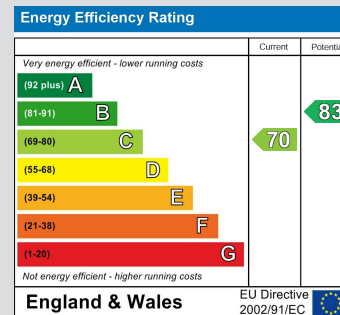
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



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