









A spacious and impressive three bedroom end of terrace house with fabulous loft space, situated within this highly sought after location, close to Roker Park. Internally the attractive ground floor accommodation includes porch, entrance hall, superb lounge, fabulous open plan family room and kitchen fitted with a range of contemporary units and a cloakroom WC. On the first floor there are three bedrooms and modern family bathroom with the added benefit of a superb loft space. Externally there are courtyards to the front and rear along with a double garage. This location is ideal for local amenities, shops and schools, Roker Park the sea front and transport connections. We highly advise arranging a viewing to appreciate the accommodation on offer!

MAIN ROOMS AND DIMENSIONS

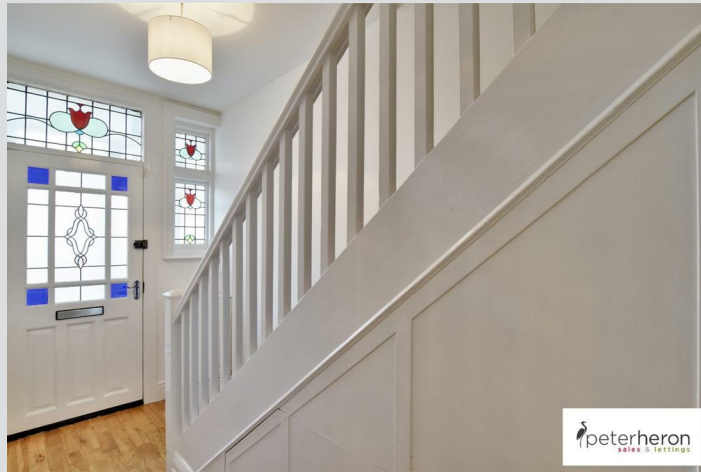
Ground Floor

Accessed via an entrance door.

Porch

Double glazed windows and inner door into the entrance hall.

Entrance Hall



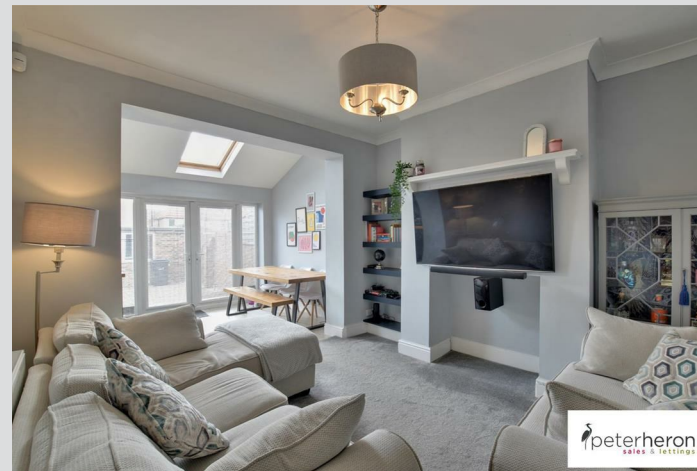
With a radiator, staircase to first floor landing, wood flooring and stained glass window.

Lounge 10'5" x 11'5" into recess



Double glazed bay window to the front, radiator, wood flooring, multifuel burner and coved cornicing.

Family Room 11'9" x 11'6" into alcove



Radiator and coved cornicing and open into the breakfasting kitchen.

Breakfasting Kitchen 17'0" x 7'9"



Fit with base and eye level units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include an oven, hob and extractor hood and fridge freezer. There's French style doors to the rear courtyard, radiator, Velux windows, fitted overhead spotlights, double glazed window and pantry with boiler store

Cloakroom WC



Low level WC, wash basin set into vanity unit, heated towel rail, fitted overhead spotlights and tiled flooring.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Bedroom 2 11'4" x 10'3"



Bathroom



Bedroom 1 10'11" x 10'3"



Double glazed window and a radiator.

Bedroom 3 7'5" x 6'11"



Double glazed window and a radiator.

Fit with a low level WC, wash basin set into vanity unit and panelled bath with fitted overhead shower. There's a double glazed window, heated towel rail and tiled flooring.

Double glazed window and a radiator.

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MAIN ROOMS AND DIMENSIONS

Loft Space 16'4" x 11'10" maximum dimensions



3 Velux windows with far reaching views, storage cupboards to the eaves and fitted overhead spotlights.

Outside



There's a south facing courtyard to the rear with wood decked area and access to the double garage.

Garage

A double garage with electric roller shutter access door and a work bench with base units.

Important Notice 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 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

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Council Tax Band

The Council Tax Band is C

Tenure FH

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

Viewings Srd

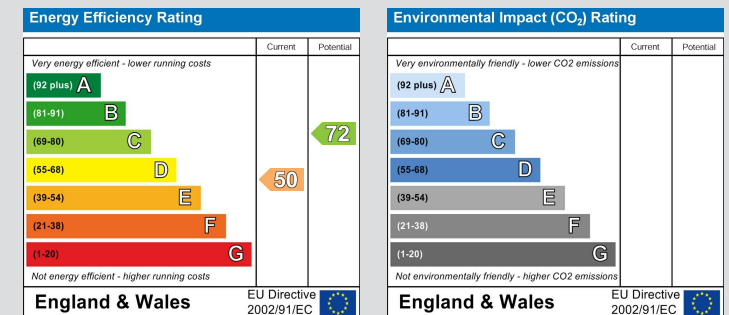
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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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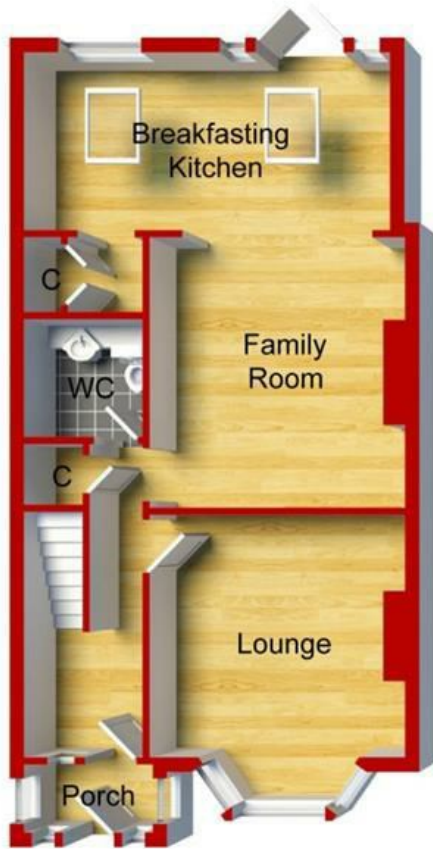
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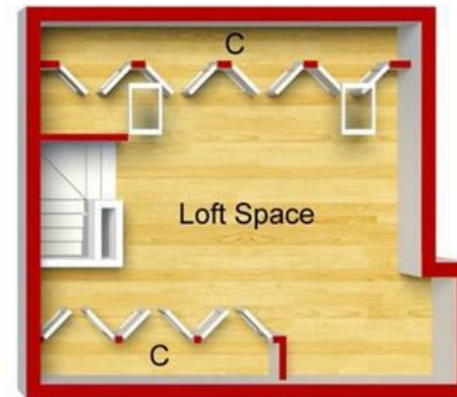
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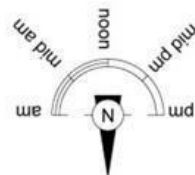
Ground Floor
Approximate Floor Area
(52.08 sq.m)



First Floor
Approximate Floor Area
(37.09 sq.m)



Second Floor
Approximate Floor Area
(17.76 sq.m)



41 Park Gate