









A spacious and beautifully presented ground floor flat, providing immaculate accommodation and an attractive, private courtyard. The sympathetically modernised interior provides many impressive upgrades whilst retaining many attractive character features with tall ceilings, charming period fireplaces, deep skirting boards and decorative cornicing. Accessed via a communal entrance with the first floor flat, the private, stylish internal accommodation includes a hall with useful built in storage cupboards, a wonderful lounge to the front with a bay window, a stunning, recently upgraded kitchen, a modern shower room/wc and a generous, double bedroom. Externally there is pleasant, private courtyard to the rear. Situated on the highly regarded Ewesley Road, this ideal location is close to local amenities, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. Available with no upper chain involved, viewing is essential to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door into

Communal Hall

Shared with the first floor flat, a door provides access to the private accommodation.

Private Accommodation

Hall



With a radiator, built in storage cupboards, doors leading off to the lounge, kitchen and bedroom, there is also an external door providing access out to the courtyard.

Lounge 16'0" into bay x 13'4"



This spacious and impressive room has a bay to the front with panelling and single glazed windows, a radiator, superb feature period fireplace, decorative cornicing to the ceiling, picture rail and stripped and varnished floorboards.

Kitchen 12'0" x 8'10"



A stunning contemporary kitchen fitted with an excellent range of wall and base units with work surfaces over, incorporating a sink and drainer unit, integrated appliances include a Bosh electric oven, an AEG induction hob, a fridge and a freezer, there is a radiator, UPVC double glazed window looking into the courtyard, the boiler is concealed behind a kitchen unit and there is a door connecting through to the shower room.

Shower Room



A modern shower room with a low level WC with concealed cistern, wash hand basin set into vanity unit and a walk in shower with mains fed shower, there are two single glazed windows and a chrome ladder style radiator.

Bedroom 13'10" x 11'10" into alcove



With two UPVC double glazed windows to the rear looking into the courtyard, there is a radiator, stripped and varnished floorboards, decorative period fireplace and coving to the ceiling.

Outside



To the rear of the property there is an attractive private courtyard mainly paved with the benefit of a roller shutter access door.

Council Tax Band

The Council Tax Band is Band A

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/3/1986 and the Ground Rent is £0.

There is no Service Charge, the ground rent flat maintains the ground floor, grounds etc and the first floor flat maintains the first floor, roof etc.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

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

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MAIN ROOMS AND DIMENSIONS

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 Part 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 warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

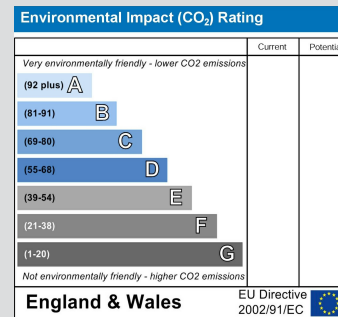
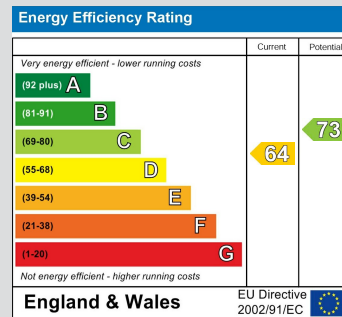
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

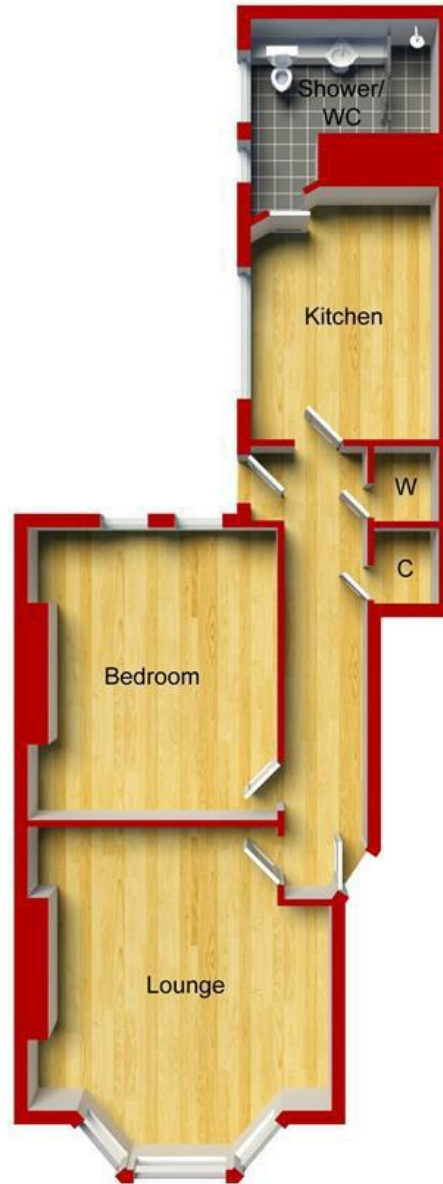
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



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Ground Floor
Approximate Floor Area
(61.97 sq.m)



43 Ewesley Road