









A substantial three bedroom Victorian end terraced home boasting well proportioned living accommodation ideal for those space hungry families searching for a period home with distinctive features, this popularly situated property sits within the coastal suburb of Roker and is perfect for all amenities. Internal accommodation includes a reception hall, lounge, dining room, kitchen, three bedrooms and a bathroom whilst externally there is a courtyard to the front and enclosed courtyard to the rear with secure off street parking. Benefiting from gas central heating and UPVC double glazing, the property would benefit from a little cosmetic enhancement but carries huge potential and is available with no upward chain.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Stairs to first floor with storage under and radiator.

Lounge 13'0" x 15'0"



Double glazed bay window to front elevation, electric fire and radiator. Double doors to dining room.

Dining Room 14'2" x 12'5"



Double glazed window to rear elevation, radiator and electric fire. Storage cupboard. Doors to bedroom 3 and kitchen.

Bedroom 3/Study 10'7" x 6'11"



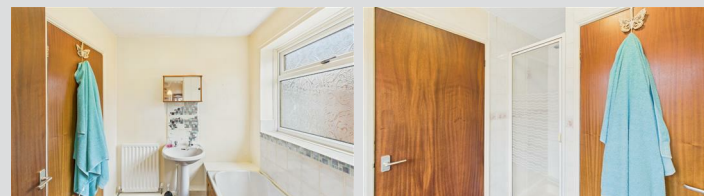
Double glazed window to rear elevation and radiator.

Kitchen 9'7" x 17'0"



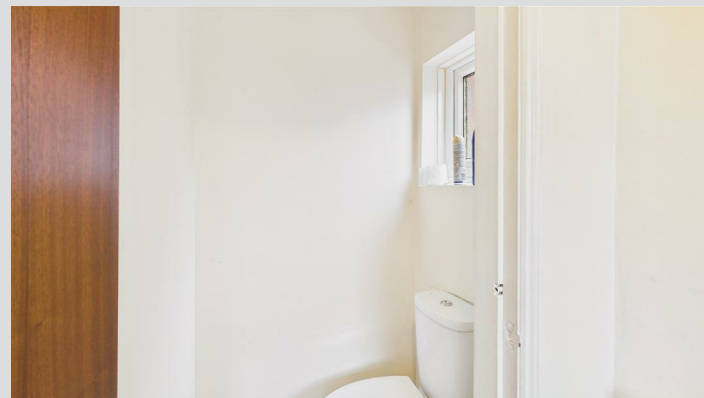
Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for fridge freezer, washing machine and tumble dryer. Wall mounted boiler and feature fireplace. Double glazed window and UPVC door to rear. Door to bathroom.

Bathroom



Washbasin, bath and walk in shower cubicle, radiator and double glazed window to rear. Door to WC.

Separate WC



Low level WC, double glazed window to rear.

First Floor Landing

Double glazed window to side elevation.

Bedroom 1 11'6" x 20'5"



Velux window and double glazed window

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'0" x 20'2"



2x double glazed windows to front and side elevations.

Outside

Enclosed rear courtyard with an electric roller shutter.

Council Tax Band

The Council Tax Band is Band A.

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:- 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. 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.

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.

Sea Road Viewings

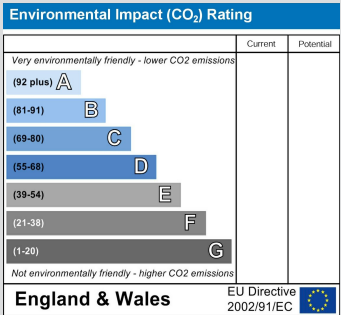
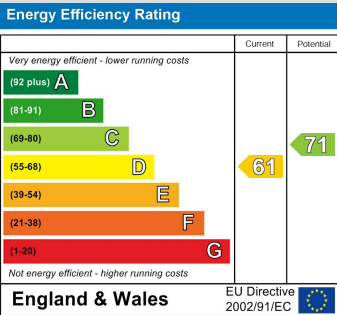
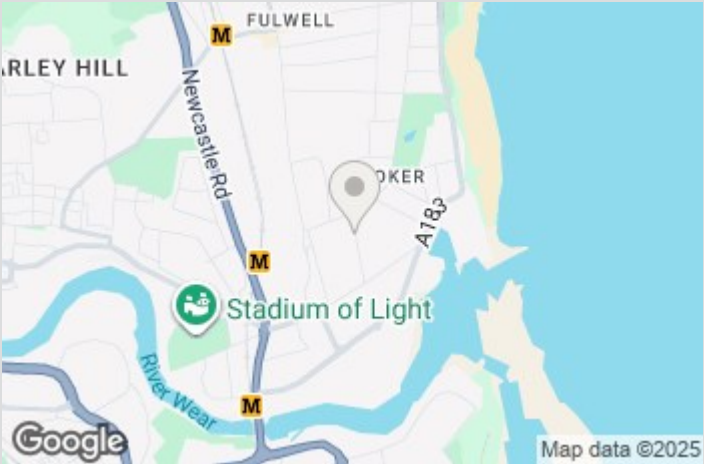
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Floor 0



Floor 1

Approximate total area⁽¹⁾
115.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360