









A spacious and well presented three bedroom mid terrace house, available with no upward chain. Internally the accommodation on the ground floor includes a hall, two generous reception rooms, a modern fitted kitchen and a contemporary bathroom whilst to the first floor there are three well-proportioned bedrooms. Benefits of the property include gas central heating to radiators, double glazing and a yard to the rear. Located within this popular residential area, the property is conveniently located for access to schools and Roker Retail Park, as well as providing excellent transport links including the Metro system and superb road connections.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Vestibule

Inner door connecting through to hall.

Hall

Central heating radiator, stair case to first floor with under stair storage cupboard and double glazed window to the rear.

Lounge 13'8" x 13'7"

Double glazed window to the front, central heating radiator and feature fire place with living flame effect fire.

Dining Room 13'8" x 12'9" into alcove

Double glazed French door to the rear, central heating radiator and access through into kitchen.

Kitchen 9'5" x 7'4"

Fitted with wall and base units with work surfaces over incorporating 1/12 bowl sink and drainer unit. Integrated appliances include an oven and gas hob with extractor over. Double glazed window to the side, wall mounted central heating boiler.

Lobby

Door to courtyard, door to bathroom and space for the inclusion of white goods.

Bathroom

Contemporary suite fitted with a low level WC, pedestal wash hand basin and panel bath with shower attachment. Tiled walls and floor, central heating radiator and double glazed window.

First Floor Landing

Double glazed window to the rear.

Bedroom 1 13'10" x 11'1"

Double glazed window to the front and central heating radiator.

Bedroom 2 11'8" x 10'7"

Double glazed window to the rear and central heating radiator.

Bedroom 3 13'9" x 3'6"

Double glazed window to the front and central heating radiator.

Outside

There is a courtyard to the rear of the property with gated access.

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.

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Sea Road Viewings

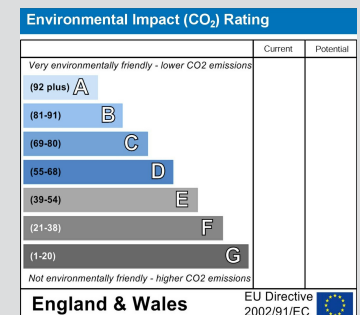
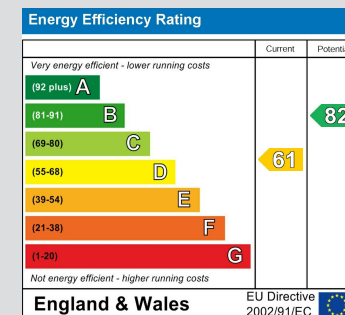
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

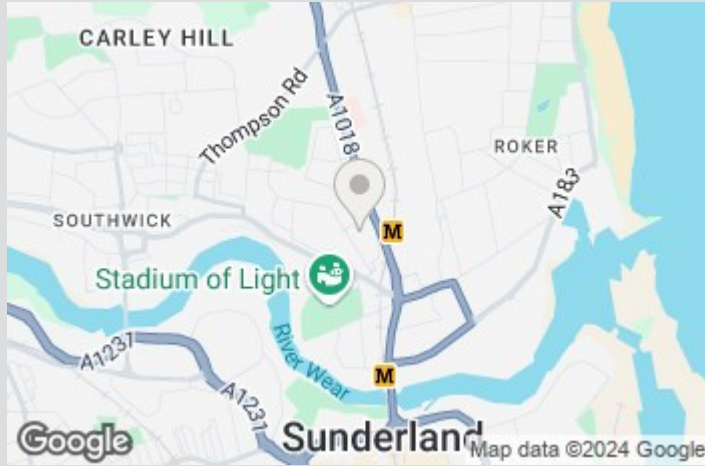
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MAIN ROOMS AND DIMENSIONS



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