









This charming mid terraced 3 to 4 bed Victorian home located on Freda Street in popularly situated in the desirable Lower Southwick District of Sunderland. This beautifully refurbished house boasts a perfect blend of modern amenities and classic features.

As you step inside, you are greeted by two inviting reception rooms that offer ample space for entertaining or relaxing with family. The property comprises three well-proportioned bedrooms, providing plenty of room for a growing family or those in need of a home office.

The newly renovated kitchen and bathroom are truly the heart of this home, featuring modern fixtures and fittings that complement the Victorian charm of the property. The open-plan layout between the kitchen and living room creates a seamless flow, perfect for everyday living.

One of the standout features of this property is the spacious west-facing enclosed courtyard, providing a private outdoor space to enjoy the sunshine or host gatherings with friends and family. With parking for one vehicle and a convenient carport, you'll never have to worry about finding a parking spot.

Situated close to the city centre and Southwick Green Shopping Centre, this home offers the perfect balance of tranquillity and convenience. Whether you're looking to relax in a peaceful setting or explore the vibrant city life, this property has it all.

Don't miss the opportunity to make this tastefully appointed Victorian home your own. Contact us today to arrange a viewing and experience the charm of Freda Street for yourself.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via Composite front door into

Entrance Vestibule

Fitted storage cupboards and a glass panel door to hall.

Entrance Hall



Staircase to the first floor with understairs storage, two radiators, double glazed window to the rear elevation. Doors to the lounge and dining room.

Lounge 13'2" x 13'0" into alcoves



Double glazed window to the front elevation and a radiator.

Dining Room 14'0" x 13'4"



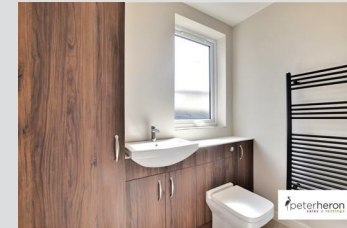
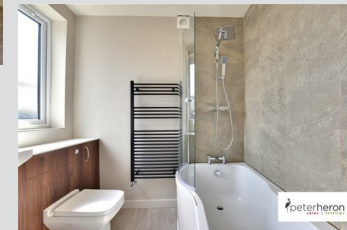
UPVC double glazed door to the garden and double radiator, open plan into kitchen.

Kitchen 13'5" x 6'7"



Luxury kitchen fitted with a range of modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit. Integrated appliances include a fridge/freezer, electric oven and hob with extractor fan over. Space provided for a washing machine. Double glazed window to the side elevation. Door to the bathroom.

Bathroom



Low level WC, washbasin vanity unit and a modern bath with waterfall shower overhead, chrome heated towel rail and double glazed frosted window to side elevation.

Half Landing

Double glazed window to rear elevation.

First Floor Landing

Doors to three Bedrooms.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 14'1" x 11'10"



Double glazed window to the rear elevation, radiator and built in storage cupboard.

Bedroom 2 13'2" x 11'7"



Double glazed window to the front elevation and a radiator.

Bedroom 3 6'8" x 9'11"



Double glazed window to the front elevation and a radiator.

Outside

Low maintenance garden featuring an outhouse equip with sink and drainer and fully working electrics. Off street parking access via roller shutter door.

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 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 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:-

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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.

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MAIN ROOMS AND DIMENSIONS

Sea Road Viewings

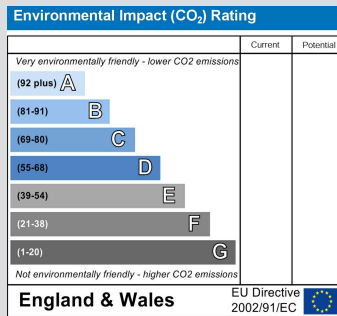
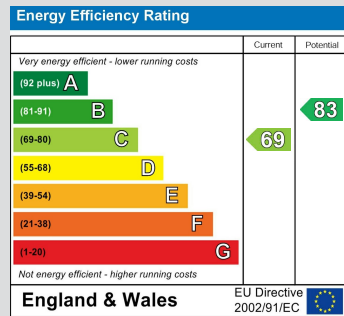
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Fst

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