

Occupying a lovely position on an attractive corner plot with larger than average gardens to the front and side, this delightful two bedroom end terrace home sitting on the periphery of this sought after Roker Park development offers an exciting opportunity to both first time buyers and those looking to downsize. Accommodation comprises reception hall, lounge, dining kitchen, conservatory, two double size bedrooms and a bathroom, the property benefits from gas central heating, double glazing has a double drive to the front, pathway to the side of the property with single gate leading through to gorgeous mature gardens to the rear.

Situated close to a superb range of coastal amenities, the property is within easy walking distance of the Stadium of Light Metro station, local shops, Sea Road shopping centre, Roker Park and the sea front with its award winning Blue Flag beaches and the City centre is also within easy commuting distance. This beautiful home is sure to create a stir and immediate internal inspection is highly recommended as considerable interest is anticipated!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to reception hall.

Reception Hall

Single radiator and door to lounge.

Lounge 14'8" x 12'11"



UPVC double glazed window to front, understairs storage cupboard, feature fireplace, single radiator x2.

Dining Kitchen 12'11" x 9'2"



Base and eye level units with granite coloured working surfaces and upstands incorporating single drainer stainless steel sink unit with pedestal mixer taps, gas hob with black tempered glass splashback with overhead extractor hood, built in electric oven/grill, space for fridge freezer, plumbing for automatic washing machine, tile effect lino flooring, dining area with single radiator, UPVC double glazed French doors to conservatory.

Conservatory 10'2" x 9'2"



Wood effect laminate flooring, wall mounted electric panel heater, UPVC double glazed French doors leading out into spacious rear gardens.

First Floor Landing

Access point to loft, floored loft, access via folding timber ladders, UPVC double glazed window to side.

Bedroom 1 (front) 12'11" x 10'7"



Fitted wardrobes, bulk head cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, single radiator, UPVC double glazed window to front.

Bedroom 2 (rear) 7'10" x 11'3"



UPVC double glazed window to rear, single radiator.

Bathroom



Low level WC, washbasin vanity unit with drawers, large walk in shower cubicle - attractive white suite with UPVC lined walls, tiled flooring, ladder design heated towel rail, UPVC double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Artificial lawns gardens to the front with a double length drive, established privet hedging and path providing access to single gate leading to rear gardens with established borders, timber shed and patio seating area.

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.

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.

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Important Notice Part 2

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Sea Road Viewings

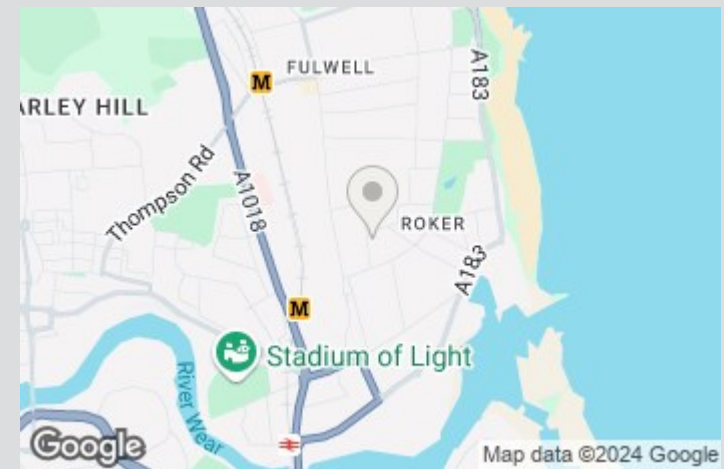
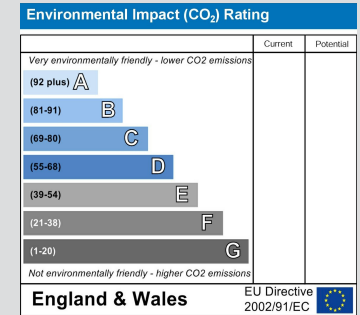
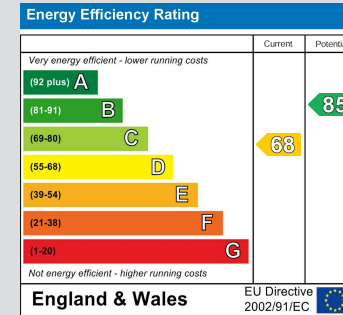
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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