









A beautifully presented two bedroom first floor maisonette, occupying a superb position, close to the beautiful Roker Park. The property is accessed via its own private entrance at ground floor with a staircase leading to the first floor, there is a generous lounge, a fitted kitchen, spacious bedroom and bathroom. A staircase leads up to an excellent second bedroom. Externally there is a delightful courtyard to the rear. The property is situated in the popular residential suburb of Roker and is just a short walk away from Roker Park and the sea front, close to a range of amenities, close to good schools and excellent transport links to Sunderland city center and wider road networks. Available with no upward chain, viewing is a must!

# MAIN ROOMS AND DIMENSIONS

## Entrance

Access via entrance door.

## Entrance Lobby

Stairs to the first floor.

## First Floor Accommodation

Double glazed window to front, double radiator and stairs to top floor with storage under.

## Lounge 18'11" x 15'3"



Two double glazed windows to rear elevation, two double radiators and door to kitchen.

## Kitchen 9'8" x 11'5"

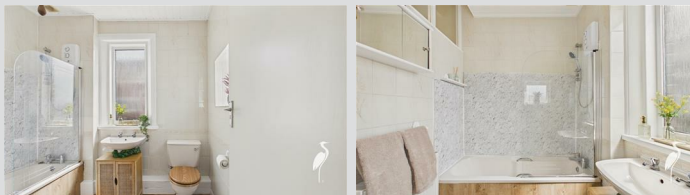


Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, fridge freezer and washing machine. Double glazed window to side elevation and double radiator. Door to rear hall.

## Rear Hall

Stairs leading down to UPVC door to access courtyard. Door to bathroom.

## Bathroom



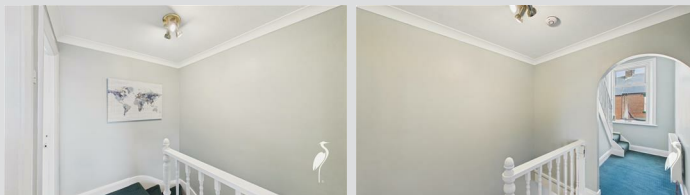
Low level WC, washbasin and bath with shower over, two double glazed windows and double radiator.

## Bedroom 1 13'7" x 14'5"



Two double glazed windows to front and double radiator.

## Top Floor



Built in storage.

## Bedroom 2 12'2" x 15'1"



Skylight window and built in storage.

## Outside



Delightful rear courtyard with outhouse and double gates providing off street parking if required.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Leasehold

The property is tied into a 'Tyneside Flat Arrangement'. The lease is 999 years as from 3/11/1980 Under the terms of a Tyneside Flat arrangement, there is no management company or service charge.

## 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

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# MAIN ROOMS AND DIMENSIONS

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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

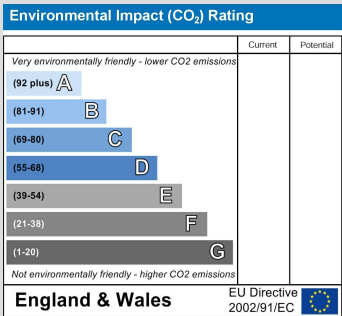
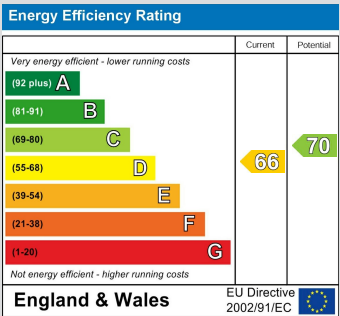
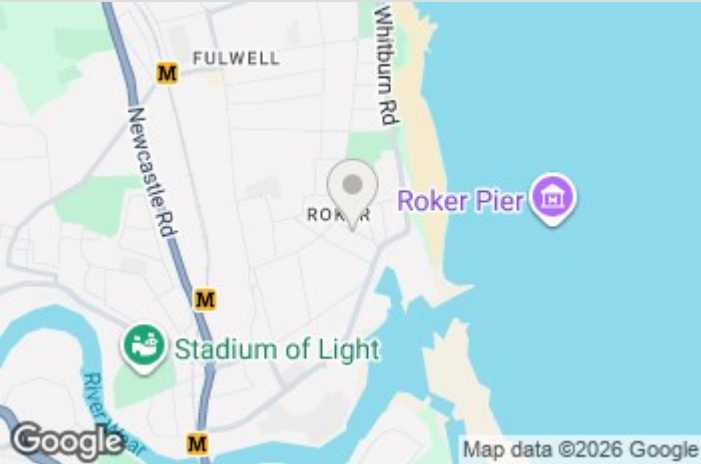
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.

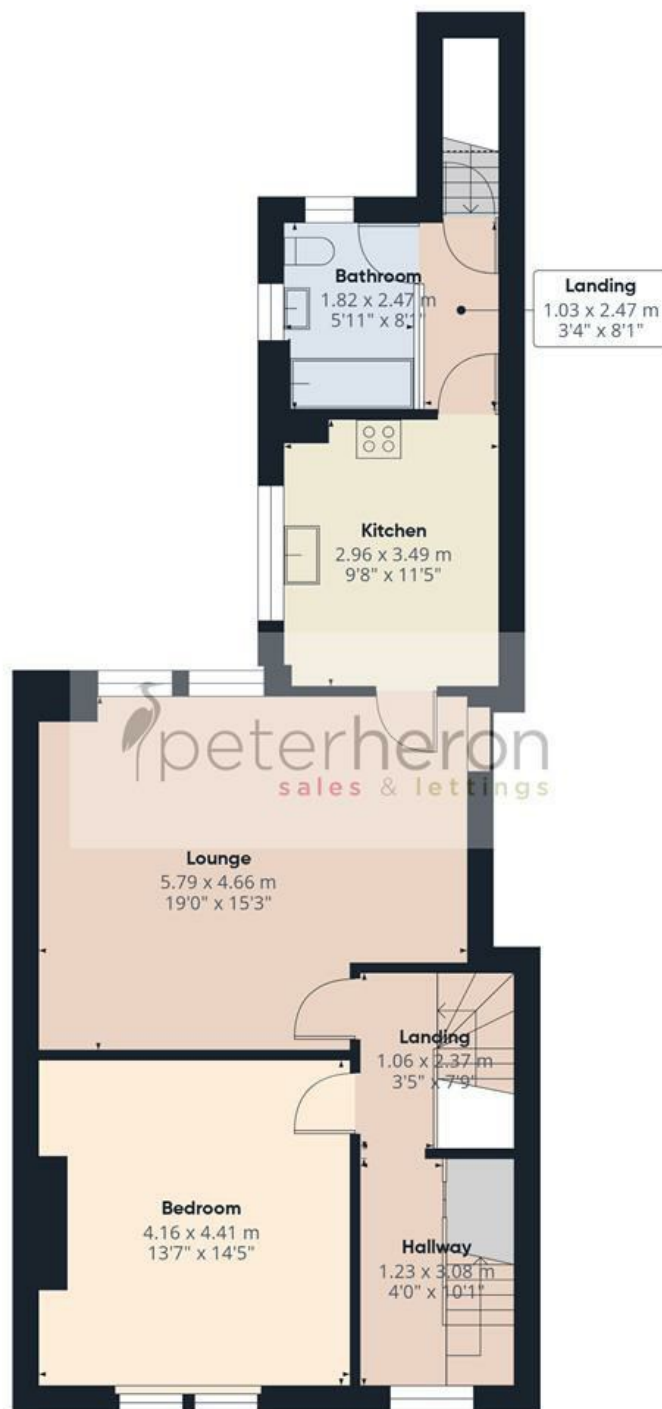


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Ground Floor



First Floor



Second Floor

Approximate total area<sup>(1)</sup>

100.3 m<sup>2</sup>

1079 ft<sup>2</sup>

Reduced headroom

6 m<sup>2</sup>

64 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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