









An exceptional six bedroom, three storey mid terrace house, situated on the highly sought after Roker Park Terrace, a delightful private road, overlooking Roker Park. The property has been significantly, yet sympathetically modernised and upgraded whilst retaining great charm and character. Internally the accommodation is accessed via an entrance porch with a part glazed entrance door with beautiful stained and leaded glass detailing leading through to a magnificent reception hall with a grand staircase to the first floor. There is a superb lounge to the front with a bay window and feature fireplace whilst to the rear is a delightful and versatile room, currently used as a sitting room. The stunning 29ft dining kitchen is fitted with an excellent range of stylish, contemporary units and a selection of quality appliances. Completing the ground floor is a useful laundry / wc. On the first floor there is a fabulous, generous landing, three bedrooms, one with a modern en-suite shower/wc and an outstanding family bathroom with a walk in shower and free standing bath. To the top floor there are three further bedrooms. Externally there is a town garden to the front, a delightful courtyard style garden to the rear and a single garage. The property enjoys an ideal position, close to Roker Park, the sea front, local amenities, shops and schools. We highly advise arranging a detailed inspection to fully appreciate this remarkable home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a part glazed entrance door to

Entrance Porch



Single glazed windows and beautiful inner part glazed door with stain/lead glass detailing leading through to hall.

Reception Hall



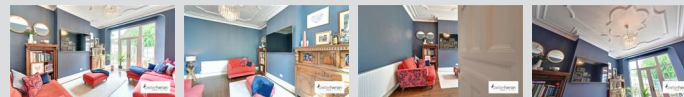
Most spacious and impressive reception hall with grand staircase leading to first floor and understairs storage cupboard, radiator, Engineered wood flooring. Door connecting off to lounge, sitting room and dining kitchen.

Lounge 16'4" into bay x 14'8" into alcove



Bay window to front with panelling below, timber framed double glazed sealed unit windows with views towards Roker Park, radiator and attractive fireplace with living flame effect gas fire and coving to ceiling.

Sitting Room 15'3" x 12'8" into alcove



UPVC double glazed French door leading to rear courtyard, radiator, decorative plasterwork to ceiling and Engineered wood flooring.

Dining Kitchen 29'8" x 9'7"



Open plan dining kitchen fitted with an excellent range of contemporary units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit. Integrated appliances include a Bosch oven, Bosch microwave and AEG gas hob, and an integrated dishwasher. Space for American style fridge freezer. Double glazed French door leading out to the rear courtyard. Two UPVC double glazed windows and radiator. Door to laundry/WC.

Laundry/WC



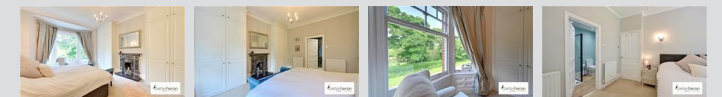
Low level WC and mini washbasin over, tiled floor, radiator and space for washing machine and tumble dryer.

First Floor Landing



Generous and most impressive landing with feature stain/lead glass single glazed window. Radiator and built in cupboard providing storage and housing the boiler. Doors connecting off to bedroom 1, 2 and 3 and bathroom. Staircase continues up to top floor.

Bedroom 1 16'7" into bay x 11'8" not inc wardrobes



Timber framed double glazed sealed unit bay window to front providing superb views overlooking the park, radiator, built in wardrobes, decorative period fireplace, coving to ceiling and door to en-suite.

En-Suite

Contemporary suite comprising of a low level WC, washbasin set into vanity unit and step in shower cubicle with mains shower, ladder style radiator and extractor fan.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'10" extending to 15'4" into recess x 11'8" max



UPVC double glazed window to rear, radiator and built in cupboard.

Bedroom 3 10'7" x 8'6" into alcove



Timber framed double glazed sealed unit window to front providing views towards the park, and radiator.

Bathroom



Stunning and spacious bathroom fitted with a low level WC, pedestal washbasin, walk in shower with mains shower and a free standing bath with chrome ladder style radiator, tiled walls and UPVC double glazed bay window.

Top Floor Landing



Skylight window providing natural light. Doors connecting off to bedroom 4, 5 and 6.

Bedroom 4 17'5" x 11'1"



Approximate measurement as sloping ceiling to some sections. Timber framed double glazed sealed unit window to front providing views of the park, and radiator.

Bedroom 5 11'9" x 6'2"



Approximate measurement as sloping ceiling. UPVC double glazed window to rear, skylight window and radiator.

Bedroom 6 7'10" x 8'2"



Approximate measurement as sloping ceiling. This room is currently being utilised as a study/home office. Timber framed double glazed sealed unit window to front, skylight window providing natural light, and radiator.

Outside



To the front of the property there is a small town garden whilst to the rear there is a delightful courtyard style garden with decked area and artificial grass.

Garage 17'8" x 10'9"

Electric roller shutter access door, door providing access into the courtyard.

Council Tax Band

The Council Tax Band is Band E.

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

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MAIN ROOMS AND DIMENSIONS

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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Sea Road Viewings

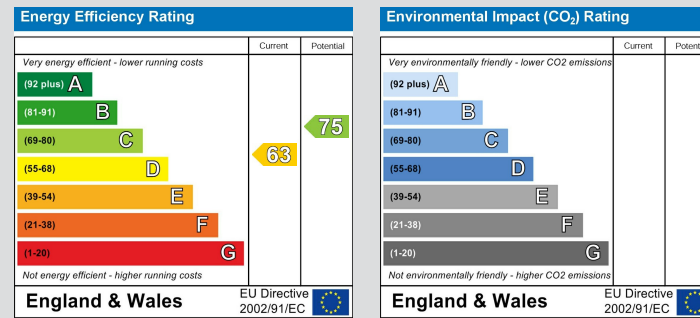
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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