









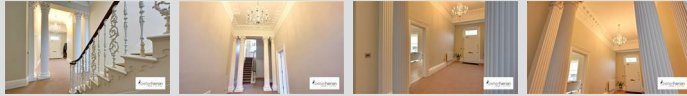
A splendid Grade 11 listed, four storey, five bedroom Victorian townhouse, sympathetically modernised, retaining great character and wonderful period features with tall ceilings, decorative plasterwork and a grand staircase. The property is located within this prestigious, gated development, on the periphery of Sunderland city centre. Internal accommodation is accessed at raised ground floor level via a magnificent reception hall with an ornate ceiling and a wonderful staircase to the first floor. There is a cloakroom/wc, a stunning lounge and an impressive kitchen / diner, fitted with an excellent range of contemporary units, an island and a selection of integrated appliances. On the lower ground floor are two large rooms, one used as a games room, providing a great entertaining area and the other, a gym. Completing the lower ground floor is a useful utility and a store room. At first floor level is a fabulous master bedroom with a spacious, luxury en-suite bathroom/wc, a second generous bedroom and a family bathroom/wc. To the top floor there are three further bedrooms and a bathroom/wc. Externally there is a paved courtyard to the rear whilst to the front is an attractive communal garden, along with two allocated parking spaces. The property enjoys a most convenient situation close to a range of local amenities, shops and schools as well as providing excellent transport connections including road links and the Metro System. We highly advise a detailed inspection to appreciate the spacious versatile accommodation, along with the character and location of this exceptional home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door into the

### Reception Hall



Stunning and spacious reception hall, with beautiful ornate plaster work to the ceiling and a grand staircase leading up to the first floor, there is a radiator and doors leading off to the cloakroom/WC, rear lobby, lounge and kitchen diner.

### Cloakroom/WC



Low level WC, pedestal wash hand basin and tiled floor.

### Lounge 23'9" into alcove x 21'9"



This impressive room has two single glazed sash windows to the front, decorative cornicing to the ceiling, feature fireplace, two radiators, a delft rack and glazed double doors leading through to the kitchen diner.

### Kitchen/Diner 21'11" into bay x 19'6" into alcoves max measure t



Fabulous contemporary kitchen fitted with an excellent range of units with work surfaces over, incorporating a sink and drainer unit, there is a feature island unit, integrated appliances include a double AEG electric oven, an AEG gas hob, AEG microwave and there is a dish washer, space has been provided for the inclusion of an American style fridge freezer, there is period style radiator, bay to the rear with single glazed sash windows, coving to the ceiling and a tiled floor.

### Rear Lobby

With single glazed window to the rear, radiator, door to the rear courtyard and a staircase leading through to the lower ground floor.

## Lower Ground Floor

### Hall



With a radiator, and doors connecting off to the games room, gym, utility and store room.

### Games Room 23'7" into alcove x 21'4"



This superb and versatile room provides an excellent entertainment space and is currently being utilised as a games room, it has two single glazed sash windows to the front, three radiators, a feature fireplace with living flame effect gas fire and double doors which connect through to the gym.

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# MAIN ROOMS AND DIMENSIONS

## Gym 20'11" into bay x 19'5" into alcove



This versatile space is currently being utilised as a gym, but would also be suitable for other uses, there is a bay to the rear with single glazed sash windows and there are two radiators.

## Utility 13'5" x 8'2"



With fitted base units with work surface over, incorporating a sink and drainer unit, space has been provided for the inclusion of a washing machine and a tumble dryer, there is a built in cupboard housing the boiler, there is a tiled floor, radiator and door to the cellar.

## Store Room 16'4" x 8'7"

An excellent storage space with a tiled floor.

## First Floor Landing



With a radiator, doors connecting to the master bedroom, bedroom 2, family bathroom and the staircase continues to the top floor.

## Master Bedroom 21'8" x 20'9" max measure taken inc fitted furniture



An impressive master bedroom with two sash windows to the front, two radiators and a decorative fireplace, the room is fitted with a range of furniture including wardrobes, drawer units and display units, there is decorative plaster work to the ceiling and cornicing, a door connects through to the en suite bathroom.

## En Suite Bathroom



A superb spacious bathroom fitted with a low level WC with concealed cistern, twin wash hand basins, step in shower cubicle with mains fed shower and there is a bath, there is a tiled floor, two radiators and a sash window.

## Bedroom 2 22'0" into bay x 14'8" into alcove



With a bay to the rear with single glazed sash windows, two radiators, a feature decorative fireplace, coving to the ceiling and a picture rail.

## Family Bathroom



Spacious family bathroom with low level WC, twin pedestal wash hand basins, a bath and step in shower cubicle with mains fed shower, there is a tiled floor, part tiled walls, radiator and single glazed sash window.

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# MAIN ROOMS AND DIMENSIONS

## Top Floor Landing



With a radiator, two built in cupboards and doors connect off to bedrooms 3, 4, 5 and the top floor bathroom.

## Bedroom 3 12'5" extending to 21'7" into the dormer area x 14



Single glazed sash window to the rear and two radiators.

## Bedroom 4 16'3" x 18'2"



Two sky light windows, two radiators, built in cupboards into the eaves.

## Bedroom 5 11'9" x 12'5" approx measure to sloping ceiling



Sky light window, radiator, fitted furniture including shelving, desk and cupboards, there is also built in storage into the eaves.

## Bathroom



Three piece suite with low level WC, pedestal wash hand basin, panel bath with mains fed shower over, tiled floor and a radiator.

## Outside



To the rear of the property the house enjoys an attractive paved patio courtyard, residence of the Esplanade also have the enjoyment of attractive and well maintained communal grounds with lawned areas and mature planting, access to the Esplanade is via remote control security entrance gates where this property benefits from two allocated parking bays.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band G

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# MAIN ROOMS AND DIMENSIONS

## 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:-

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.

## 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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of

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## Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://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.

## Management Fee

Gentoo manage the building. The maintenance charge is approx £931.00 a year.

Services comprise:

Landscape maintenance

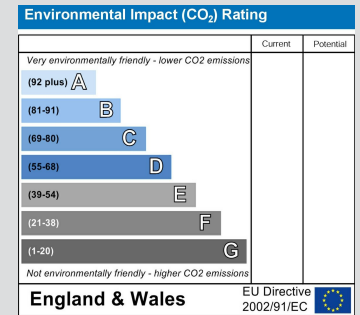
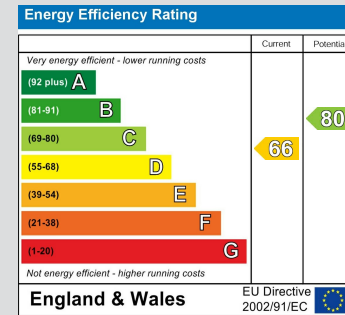
Additional landscaping

Repairs

Automatic doors/shutters/gates (emergencies they come and fix it if mal functioning, etc)

Waste disposal

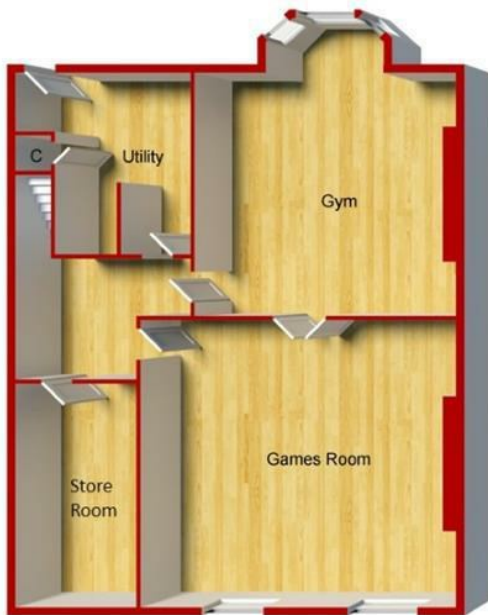
Gutter Clearance



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**Basement**  
 Approximate Floor Area  
 (125.13 sq.m)



**Ground Floor**  
 Approximate Floor Area  
 (125.96 sq.m)



**First Floor**  
 Approximate Floor Area  
 (126.08 sq.m)



**Second Floor**  
 Approximate Floor Area  
 (103.32 sq.m)

Under Eaves

