









An attractive three bedroom mid terrace house with appealing period features, ideally located on the highly sought after Ewesley Road. Internally the property is well presented throughout, accessed via an entrance vestibule leading through to a reception hall with a cloakroom/wc and a staircase to the first floor. There are two generous reception rooms, a breakfasting kitchen and a useful utility. To the first floor there is a spacious landing, three bedrooms and an impressive, contemporary bathroom/wc. Externally there is a town garden to the front and a pleasant courtyard to the rear with an artificial grass area and decking. This ideal location is close to local amenities, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. Viewing essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance door into vestibule.

Entrance Vestibule

Inner door leading into reception hall.

Reception Hall



Staircase leading to first floor landing and a radiator.

Cloakroom WC

Low level WC, mini wash hand basin, radiator and double glazed window.

Lounge 17'2" x 14'7" (into bay and alcoves)



This impressive room has a double glazed bay window to the front, 2 radiators, feature fireplace and decorative corning and plaster work to the ceiling.

Dining Room 14'4" x 12'8" (into alcoves)



Double glazed window to the rear looking into courtyard, radiator, coved corning and ceiling rose.

Breakfasting Kitchen 14'1" x 9'9"



Fitted with modern wall and base units with work surfaces over incorporating one-and-a-half bowl stainless steel sink and drainer unit. Space has been provided for the inclusion of a range style cooker. There is an integrated dishwasher, radiator, double glazed window and door leading to utility.

Utility 10'1" x 8'11"

Double glazed window, door to the courtyard and space has been provided for the inclusion of a washing machine and tumble dryer.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing

Spacious landing with doors connecting off to the bedrooms, bathroom and separate WC.

Bedroom 1 14'10" x 12'5" (into alcoves)



Double glazed window to the front, radiator and covered cornicing to ceiling.

Bedroom 2 14'4" x 12'8"



Double glazed window to the rear and a radiator.

Bedroom 3 11'1" x 6'5"



Double glazed window to the front and a radiator.

Bathroom



Fitted with contemporary suite including a wash hand basin and bath with mains head shower over, chrome ladder style radiator and double glazed window.

WC



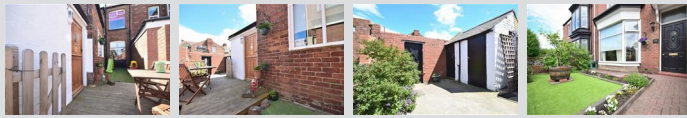
Low level WC and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



There is a town garden to the front and an attractive courtyard to the rear with artificial grassed area, decking and yard space.

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

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other

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Fawcett Street Viewings

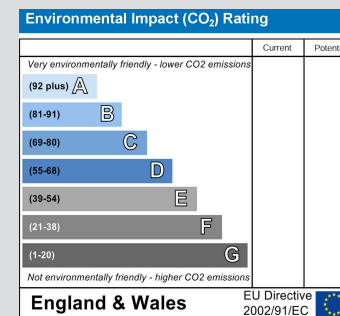
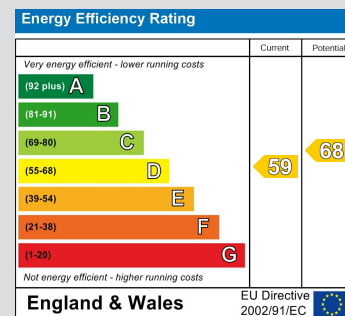
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.

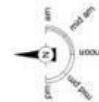


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Ground Floor
Approximate Floor Area
(79.49 sq.m)



First Floor
Approximate Floor Area
(59.93 sq.m)

78 Ewesley Road