















An imposing and stunning six bedroom and three reception roomed Victorian Town House sitting upon this attractive crescent within this leafy suburb, walking distance from the City Centre, good schools and local parks.

Internal accommodation includes an entrance portico with stunning stainless glass/lead glasswork, a large reception hall with original staircase, newel posts, skirtings and ceilings, a principal lounge to the front, second lounge to rear with wood burning stove, breakfast room, kitchen and utility, three first floor bedrooms and a bathroom, and three further bedrooms at second floor level.

Benefiting from gas central heating and some double glazing, the property possesses many original architectural features which harmonize admirably with modern day fixtures and fittings. To the exterior there is a town garden to the front, south west facing courtyard to the rear with timber decked seating areas together with garage.

Ideal for those space hungry families searching for a period property with generous rooms and high ceilings, this lovely home deserves immediate internal inspection.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Portico

Stunning stainless glass/lead glasswork entrance door into

### Reception Hall



Stunning reception all retaining many of its original features including the staircase, newel post, architraving, skirtings, ceiling plasterwork, double glazed window, stripped and polished floorboards.

### Living Room 17'1" x 18'8"



Maximum dimensions into ornate bay window with decorative stain glass/lead detailing, living flame gas fire, decorative ceiling, stripped and polished floorboards, radiator.

### Sitting Room 12'8" x 20'10"

Into large decorative UPVC double glazed bay window overlooking south facing rear courtyard, wood burning stove stripped and polished floorboards.

### Breakfast Room/Morning Room 12'5" x 12'3"



Wood effect laminate and radiator.

### Kitchen 7'10" x 16'9"



Base units with work surfaces over, tiled splashbacks, space for range style cooker, double glazed window to side, archway through to utility.

### Utility 6'3" x 8'6"

Wall and base units with work surfaces over incorporating sink unit, tiled walls, space for washing machine, double glazed window to side.

## First Floor

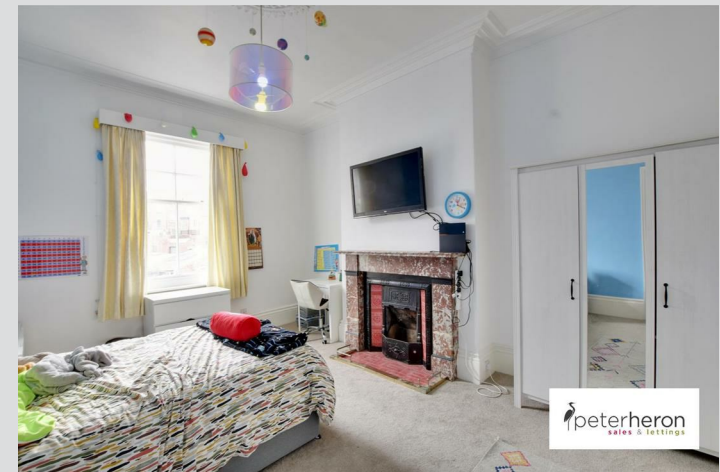
### Gallery Landing

### Bedroom 1 (front) 17'2" x 18'8"



Into large bay window, solid wood flooring, fireplace.

### Bedroom 2 7'0" x 14'6"



Double glazed window, fireplace.

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# MAIN ROOMS AND DIMENSIONS

**Bedroom 3 (rear) 12'7" x 16'4"**



Double glazed window.

**Bathroom**



Twin washbasin vanity units with mirror over, panel bath, large walk in shower enclosure - attractive white suite with tiled floors, tiled walls, LED downlights to ceiling, UPVC double glazed sliding sash windows to rear.

**Separate WC**



Washbasin vanity unit - white suite with tiled walls and floor.

**Second Floor Landing**

Large Velux window serving bedroom 4.

**Bedroom 4 (front) 11'10" x 17'5"**



UPVC double glazed dormer window to front.

**Large Walk in Annex**

Ideal for storage.

**Large Walk in Eaves Storage Cupboard**

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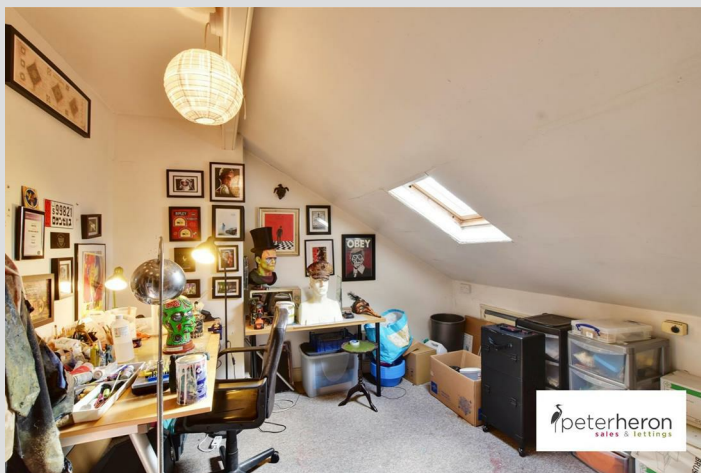
# MAIN ROOMS AND DIMENSIONS

## Bedroom 5 12'7" x 13'8"



UPVC double glazed window to rear.

## Bedroom 6 11'1" x 12'0"



Velux window.

## Outside



Town garden to front, enclosed south wets facing courtyard to rear with raised timber decked seating area accessed directly from the dining kitchen and offering wonderful seating areas, perfect for entertaining and Alfresco dining, this in turn leads to a GARAGE with remote control electric roller shutter door and pedestrian door leading back into courtyard.

## Council Tax Band

The Council Tax Band is Band D.

## 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

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## Important Notice Part 2

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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

## Opening Times

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

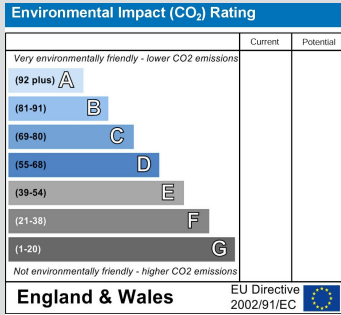
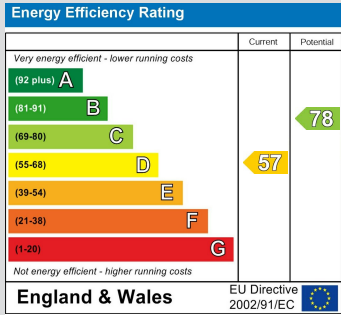
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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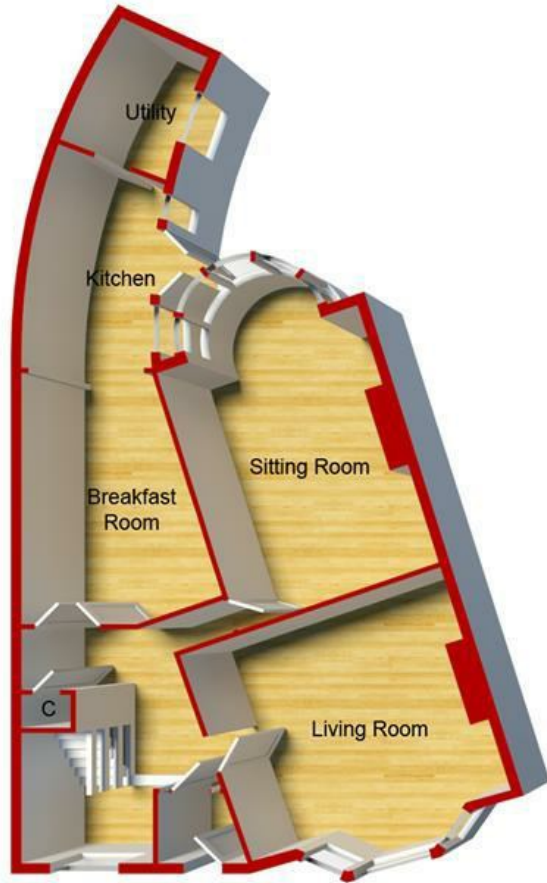
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Ground Floor  
Approximate Floor Area  
(111.52 sq.m)



First Floor  
Approximate Floor Area  
(93.52 sq.m)



Second Floor  
Approximate Floor Area  
(65.44 sq.m)

