









For Sale by Traditional Method of Auction; Starting Bid Price £170,000 plus reservation Fee.

A splendid mid terrace period house providing substantial accommodation, blending modern upgrades with charming character features. Set behind a long lawned front garden on this private road, the property is accessed via an entrance vestibule, connecting through to an impressive reception hall with staircase to the first floor. There are two generous reception rooms at raised ground floor level, both feature fireplaces and decorative plasterwork to the ceiling. At the rear on the lower ground floor is a fabulous kitchen fitted with an excellent range of units, luxury worksurfaces and a stove, a useful store and a utility. At the basement level there are two well-proportioned and versatile rooms, along with a contemporary shower room/wc. On the first floor there is a wc and three bedrooms whilst to the top floor two bedrooms and a box room. Externally there is a lawned garden to the front, courtyard to the rear and a garage. This convenient location provides easy access to local amenities, to Sunderland City Centre and offers excellent transport links to surrounding areas. Available with no upper chain involved, we highly recommend viewing to appreciate the spacious rooms and wonderful character features this attractive home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double timber entrance door to

## Entrance Vestibule

Inner door leading through to

## Reception Hall



Impressive hallway with grand staircase to first floor, exposed floorboards, radiator and stairs leading to the lower ground floor.

## Lounge 20'1" into bay x 17'7" into alcove



Bay window to front with several glazed sash windows overlooking the garden, two radiators, decorative plasterwork to ceiling period fireplace and exposed floorboards.

## Dining Room 16'0" x 15'1" into alcoves



Single glazed sash window to rear, radiator, period fireplace, corning and exposed floorboards.

## Lower Ground Floor

### Lobby

Radiator and access to kitchen and door to basement level.

### Kitchen 13'6" x 10'9"



Fitted with an excellent range of impressive wall and base units with luxury work surfaces over incorporating an inset double Belfast style sink unit, space for range style cooker, stove, radiator, UPVC double glazed window and door to lobby.

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# MAIN ROOMS AND DIMENSIONS

## Lobby

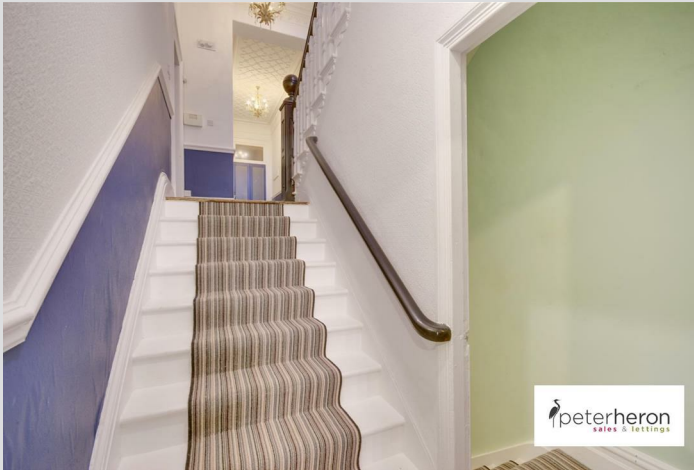
Access to walk in store and door to utility. External door to courtyard.

## Utility 8'7" x 6'3"



Wall and base units with work surfaces over incorporating a sink and drainer unit, space for dishwasher and washing machine, single glazed window, wall mounted boiler and radiator.

## Basement Level



## Room 1 15'0" x 14'0"



Several glazed sash windows to rear, radiator and exposed floorboards.

## Room 2 20'1" into bay x 16'1"



Bay to the front with single glazed sash window, radiator, stove and exposed floorboards.

## Shower Room



Impressive contemporary shower room with a low level WC with concealed cistern, washbasin set into vanity unit with concealed cistern, washbasin set into vanity unit and step in shower cubicle with mains shower, tiled walls and floor, period radiator with heated towel rail.

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# MAIN ROOMS AND DIMENSIONS

## Half Landing



Single glazed window to rear, door to WC and staircase continues up to the first floor main landing.

## WC



Low level WC and pedestal washbasin, single glazed window and radiator.

## First Floor Landing

Doors to bedroom 1, 2 and 3. Staircase continues up to top floor and radiator.

## Bedroom 1 16'11" x 15'1" into alcoves



Two single glazed sash windows to front overlooking the garden, two radiators, fireplace and coving.

## Bedroom 2 15'3" x 13'10"



Single glazed sash window to rear, radiator, exposed floorboards, decorative fireplace, built in cupboard.

## Bedroom 3 12'11" x 7'4"



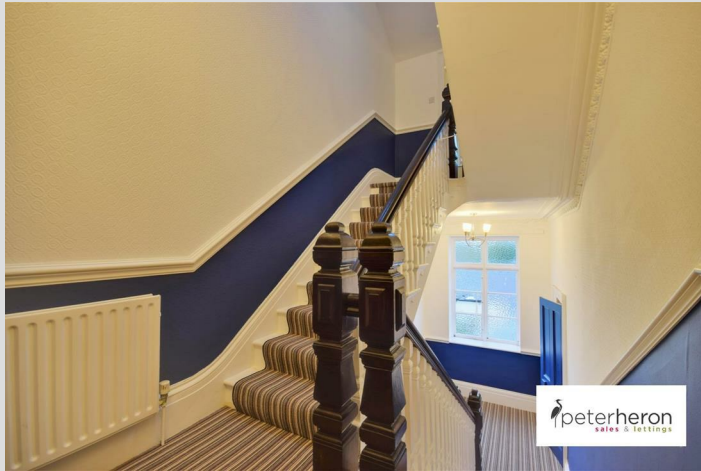
Single glazed sash window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Half Landing



Door to bathroom and staircase continues up to top floor.

## Bathroom



Low level WC, washbasin set into vanity unit and a bath, chrome ladder style radiator, stand radiator and single glazed window.

## Top Floor Landing

Built in cupboard.

## Shower Room



Low level WC, washbasin set into vanity unit and step in shower cubicle with electric shower.

## Bedroom 4 10'11" x 10'9"



UPVC double glazed window to front, radiator and exposed floorboards.

## Bedroom 5 10'2" approx as sloping ceiling x 14'5"



Single glazed dormer window to rear providing superb elevated views, radiator and exposed floorboards.

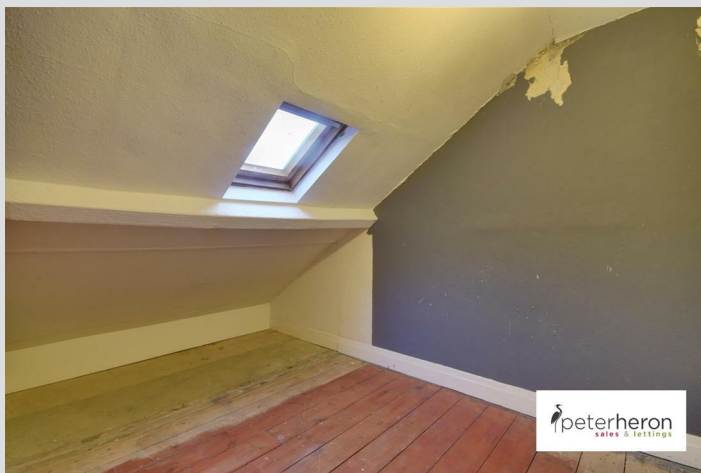
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# MAIN ROOMS AND DIMENSIONS

## Box Room 7'7" x 7'6" approx as sloping ceiling



Sloping ceiling with skylight window.

## Outside



To the front there is an attractive garden to the front laid mainly to lawn, courtyard to the rear and a GARAGE.

## Council Tax Band

The Council Tax Band is Band D.

## Auction Comments

This property is for sale by Traditional Method of Auction allowing the buyer and seller to complete within a 28 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Deposit of 10% of the purchase price, subject to a minimum of £6,000 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

## 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 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.

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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

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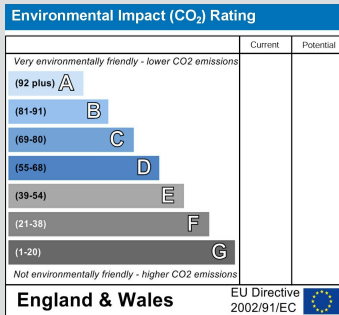
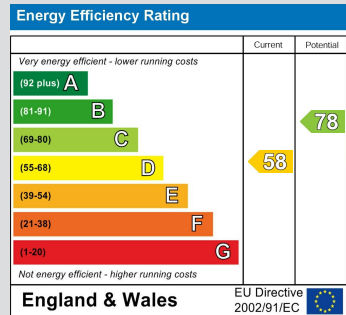
# MAIN ROOMS AND DIMENSIONS

## Opening Times

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

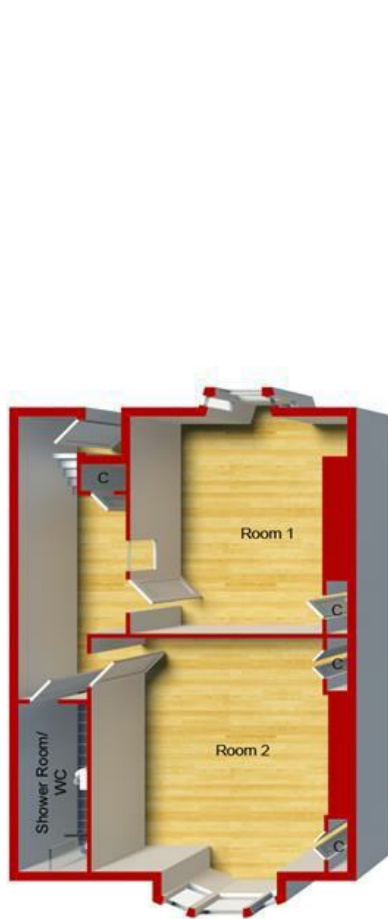
## Ombudsman

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



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Basement  
Approximate Floor Area  
(75.43 sq.m)



Ground Floor  
Approximate Floor Area  
(103.34 sq.m)



First Floor  
Approximate Floor Area  
(75.08 sq.m)



Second Floor  
Approximate Floor Area  
(64.23 sq.m)

