









A well-appointed and deceptively spacious three bedroom, two reception room mid terrace dormer cottage with a generous garage to the rear. On the ground floor there is an entrance vestibule, hall with attractive tiled floor, a superb lounge with bay window, dining room, kitchen and modern shower room/wc whilst to the first floor there are three bedrooms and a bathroom/wc. Externally there is a pleasant forecourt area to the front and to the rear a courtyard and a large garage (5.13m wide x 5.42m long) with roller shutter access door. The property benefits from gas central heating to radiators and UPVC double glazing. This location is ideal for access to local amenities, shopping facilities, Roker Park, the sea front and the Stadium of Light Metro station. Viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

## Entrance Vestibule

Tiled floor and inner door to

## Hallway



Tiled floor and radiator.

## Lounge 14'11" into bay x 16'2" into alcove



Double glazed bay window to front and two radiators.

## Dining Room 14'5" x 20'6" max measurement inc staircase area



Two double glazed windows to rear looking into courtyard, radiator, staircase to first floor and door to kitchen.

## Kitchen 16'0" x 8'0"



Wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include double electric oven and electric hob, fridge and freezer, space for slimline dishwasher, washing machine and tumble dryer, double glazed window, radiator, wall mounted boiler and door to lobby.

## Lobby

Double glazed door to courtyard, built in cupboard.

## Shower Room



Modern suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with mains shower, chrome ladder style radiator and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## First Floor Landing



## Bedroom 2 11'4" x 9'1"



Double glazed window to front and radiator.

## Bedroom 3 11'5" x 7'10"



Double glazed window to front and radiator.

## Bathroom



Low level WC, pedestal washbasin and panel bath, tiled floor, radiator, part tiled walls and double glazed window.

## Bedroom 1 9'9" x 10'5" not including fitted robes



Double glazed window to rear, radiator and fitted wardrobes.

## Outside



Forecourt to the front and to the rear a courtyard.

## Garage 16'9" wide x 17'9" long

Spacious garage with roller shutter access door, double glazed window and double glazed door to courtyard.

## Council Tax Band

The Council Tax Band is Band A.

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# MAIN ROOMS AND DIMENSIONS

## Tenure Freehold

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

## Sea Road Viewings

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

## 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:-

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## 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.

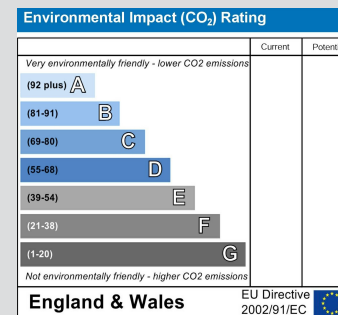
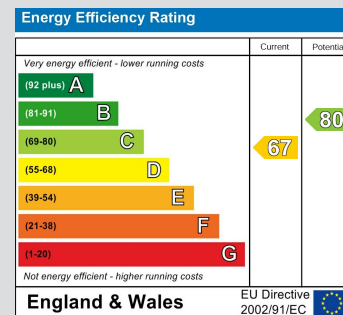
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## Opening Times

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

## Ombudsman

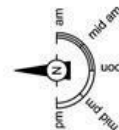
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Ground Floor  
Approximate Floor Area  
(72.47 sq.m)



First Floor  
Approximate Floor Area  
(43.18 sq.m)

90 Hartington Street