









A deceptively spacious four bedroom mews style property, ideally situated to the rear of Roker Terrace, just off the Sea front. Internally the attractive accommodation on the ground floor includes an entrance lobby with staircase to the first floor, a cloakroom/wc, a generous lounge / dining room, enjoying a dual aspect that connects through to a contemporary kitchen. To the first floor there are four well-proportioned bedrooms and a modern bathroom/wc, incorporating a shower cubicle. The property also benefits from a courtyard garden, allocated parking and garage. Situated in an enviable location within walking distance to the coastline and the ever popular Roker Park, as well as local cafes and restaurants, along with excellent transport connections. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance door with staircase to the first floor and a door to the lounge / dining room.

Cloakroom/WC



Lounge/Dining Room 16'4" x 25'5"



Laminate flooring, feature electric fire, two radiators.

Kitchen 8'5" x 8'5"



Base and eye level units with working surfaces incorporating sink unit, gas hob and built under electric oven, window.

First Floor Landing



Bedroom 1 19'1" x 11'3"



Fitted wardrobes and radiator.

Bedroom 2 15'5" x 16'2"



Radiator.

Bedroom 3 20'8" x 7'8"



Radiator.

Visit www.peterheron.co.uk or call 0191 510 3323

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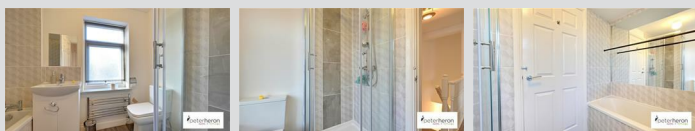
MAIN ROOMS AND DIMENSIONS

Bedroom 4 11'1" x 11'1"



Radiator.

Bathroom



Low level WC, washbasin vanity unit with cupboards under, bath and shower cubicle - white suite, chrome heated towel rail.

Outside



Courtyard garden to the front. Brick store and GARAGE. Right of access through 5 Roker Terrace and an allocated parking space for The Mews House.

Council Tax Band

The Council Tax Band is Band D.

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 Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Important Notice

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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 £210.00 by Movewithus Ltd.

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.

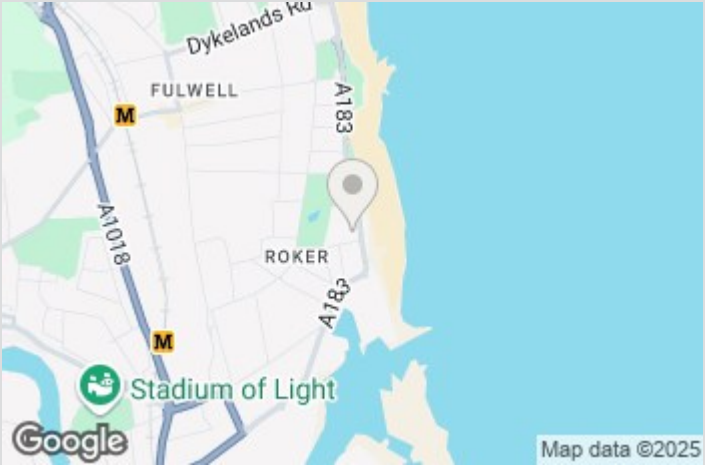
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MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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