









Occupying an exclusive position along this highly desirable terrace sitting adjacent to Roker Park Terrace and Roker Park, located just off the sea front, we offer a beautifully presented, 3 bedroom Victorian/Edwardian terraced home with an impressive ground floor extension to the rear and south facing gardens. Offering a stunning internal living space which is finished to a high standard throughout, this fine home boasts many original architectural features including fireplaces, staircase, skirtings, architraves and cornicing's, which work hand in hand with modern contemporary fittings. The well proportioned living space is perfect for those families and professional couples who wish to live in a period property by the coast and within striking distance from award winning blue flag beaches. The internal accommodation comprises a reception hall, lounge, large open plan living room, dining room and kitchen, with bi-folding doors out into the rear gardens, 3 first floor bedrooms and a bathroom. Features of note include gas central heating, UPVC double glazing and a floored loft with Velux window, whilst externally there is an attractive town garden to the front and enclosed south facing garden to the rear with a patio seating area accessed directly from the living room. Favourably situated on this quiet road and just a short stroll from Roker Recreational Park, the property is well placed for a superb range of amenities within this hugely fashionable suburb by the sea and is also within in a walking distance of Sunderland City Centre. Something quite special, this outstanding home is guaranteed to impress all upon inspection!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via panel timber door to

Reception Hall



With original spindle balustrade staircase with turned newel post, wood effect dado rail, coved corning to ceiling, under stairs storage cupboard.

Lounge 17'3" x 13'8" max dimensions into bay



UPVC double glazed windows overlooking the front garden, panelling to walls, Victorian design living flame gas fire with granite surround insert and hearth, fitted shelving and cupboards to alcoves, stripped polished floors, coved corning to ceiling.

Living Kitchen 18'9" x 24'5"



A wonderful space perfect for families and entertainment comprising three areas, first area being:

The kitchen, featuring a good selection of base and eye level units with quartz working surfaces incorporating an under bench Belfast sink with professional mixer taps, mirrored splash backs, island with whirlpool induction hob, breakfast bar seating area, split level electric oven with grill, microwave oven, space provided for an American fridge freezer, integrated dish washer and space and plumbing for integrated washing machine.

The dining area has a feature fireplace with a fitted mirror over the mantle, two built in cupboards, double radiator and wood effect vinyl flooring throughout.

In the living area there is a large contemporary design wall mounted column radiator, vaulted ceilings with Velux windows and double glazed bi-folding doors leading out into south facing rear gardens.

First Floor Landing



With coved corning to ceiling and access point to floored loft with Velux window.

Bedroom 1 (front) 11'11" x 17'2" into bay



UPVC double glazed window overlooking the front garden, stripped and polished floorboards, feature fireplace, built in cupboards, radiator and coved corning to ceiling.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 (rear) 14'11" x 12'0"



UPVC double glazed window to the rear elevation, original gas styling fireplace with tiled hearth, panelled walls, coved cornice to ceiling, built in cupboard, single radiator.

Bedroom 3 10'7" x 7'10"



Window to front, single radiator.

Bathroom



Low level WC, pedestal wash basin, double ended bath with floor mounted taps and shower, separate corner shower cubicle - white suite with Marple affect wall and floor tiles, UPVC double glazed window, large chrome heated towel rail.

Outside



Mature town garden to the front, enclosed south facing gardens to the rear with a patio seating area, access directly from the living room, lawned section, storage shed and a double gate.

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.

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of

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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

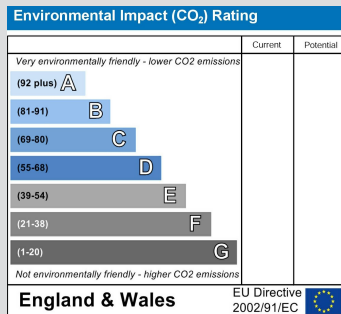
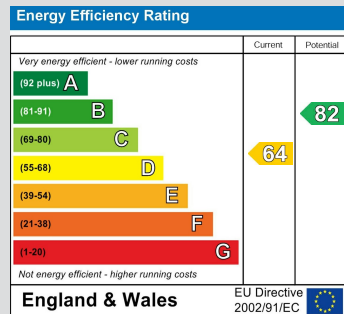
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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
(72.61 sq.m)



First Floor
Approximate Floor Area
(56.08 sq.m)

