









A superb three bedroom, two reception room mid terrace house, providing spacious and attractive accommodation. Internally the accommodation has recently been upgraded and modernised (some rooms still being completed – extra photographs to follow) includes an entrance vestibule, hall with staircase to the first floor, lounge with bay window, dining room with French doors and a wood burning stove, breakfasting kitchen, utility and a store room. On the first floor there are three bedrooms and a contemporary shower room/wc. Externally there is a small forecourt to the front and a courtyard to the rear with roller shutter access door. Benefits of the property include UPVC double glazing and gas central heating to radiators. Conveniently located for local amenities, Sea Road shopping facilities, schools, the Sea Front, as well as transport links, including Seaburn Metro Station. Viewing is essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Vestibule

Inner door leading into

## Hallway



Part panelled walls, radiator and staircase to first floor.

## Lounge 13'11" into bay x 13'5"



Double glazed bay window to front, radiator and inset contemporary fire.

## Dining Room 13'8" x 13'9" into alcove



Double glazed French door to rear courtyard, radiator and wood burning stove.

## Breakfasting Kitchen 13'5" x 8'3"



Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, breakfast bar, integrated appliances include an oven and hob with extractor chimney over, radiator and double glazed window.

## Utility 8'2" x 6'9"

Space for fridge freezer and washing machine, fitted wall units, door to store room.

## Store Room 8'5" x 7'2"

A versatile room that would make an ideal store area or study, double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## First Floor Landing



Double glazed window to rear.

## Bedroom 1 15'6" into bay x 10'11" into alcove

Double glazed bay window to front and radiator.

## Bedroom 2 13'0" x 12'2" into alcove

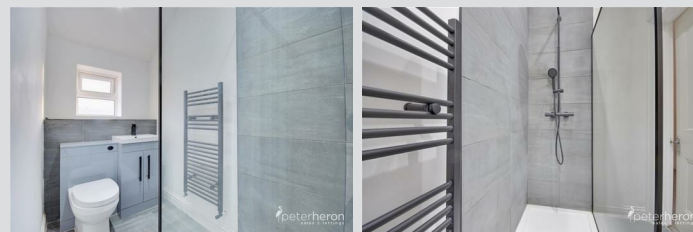


Double glazed window to rear and radiator.

## Bedroom 3 9'2" x 8'9"

Double glazed window to front and radiator.

## Shower Room



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with main shower over, ladder style radiator, double glazed window, tiled floor and part tiled walls.

## Outside

Forecourt area to the front and to the rear a courtyard area with roller shutter access door.

## Council Tax Band

The Council Tax Band is Band B.

## 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 contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

## 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](http://peterheron.co.uk)

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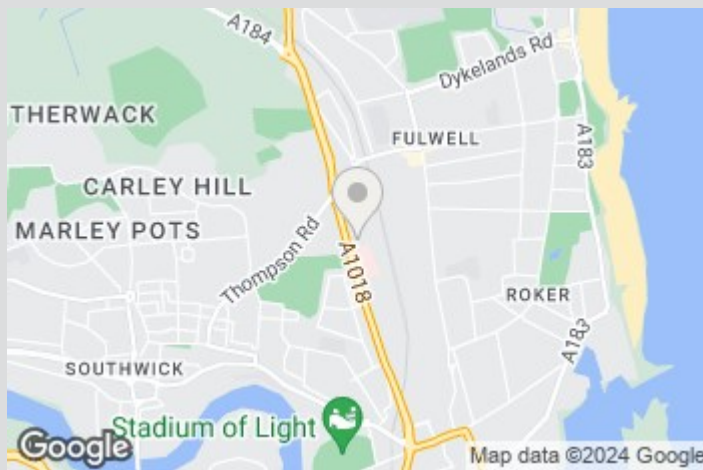
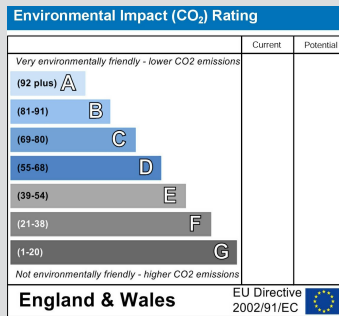
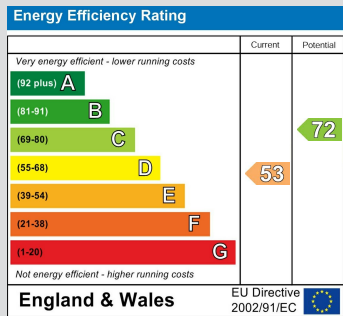
# MAIN ROOMS AND DIMENSIONS

## 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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