

A surprisingly spacious three bedroom and two reception room end terraced home with a south facing courtyard to the rear; this lovely property is within walking distance of all local amenities and is particularly convenient for good schools and the sea front. Arranged over two floors, the property comprises a larger than average reception hall, lounge, dining room, kitchen, three double size first floor bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing, the interior has been decorated to a very good standard and has a lovely ready to move into feel. Just a short stroll from Stadium of Light Metro station and Sunderland's beautiful beaches, this popularly situated home is sure to cause a stir and should be viewed as a matter of urgency!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Reception Hall



Turned spindle balustrade staircase, radiator with radiator cover, laminate flooring, understairs storage cupboard.

Lounge 11'3" x 12'2"



UPVC double glazed window to front, single radiator and laminate flooring.

Dining Room 11'3" x 12'9"



UPVC double glazed window to rear, single radiator, laminate flooring.

Kitchen 6'3" x 14'0"



Base and eye level units with working surfaces over incorporating a single drainer stainless steel 1 1/2 bowl sink unit with pedestal mixer tap, integrated oven and hob, tiled splashbacks, space for fridge freezer and washing machine, UPVC double glazed window to rear and door to courtyard.

First Floor Landing

Access point to partially floored loft via folding timber ladder. UPVC double glazed window to side.

Bedroom 1 (front) 9'10" x 12'9"



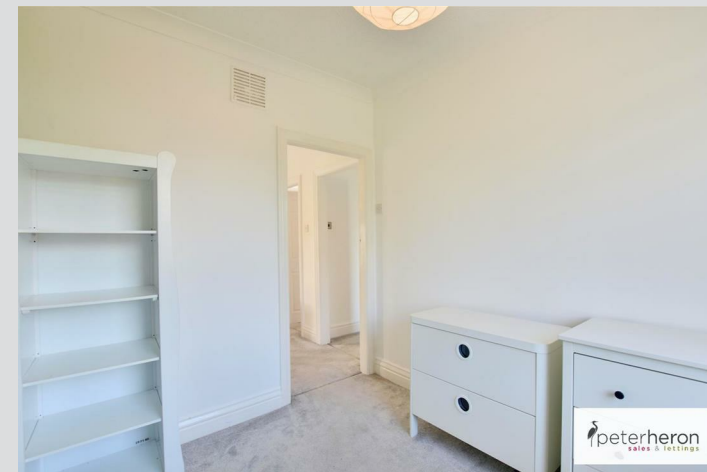
UPVC double glazed window to front, single radiator.

Bedroom 2 (rear) 9'10" x 12'9"



UPVC double glazed window to rear, single radiator, fitted wardrobes.

Bedroom 3 (front) 8'11" x 7'4"



UPVC double glazed window to front, single radiator.

Bathroom



Low level WC, washbasin and panel bath with overhead shower and folding glass screen - white suite with part tiled walls, wood effect vinyl flooring, UPVC double glazed window and single radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Enclosed south facing courtyard to the rear with GARAGE access via roller shutter door.

Garage (Dilapidated) 10'5" x 17'8"
Single door to courtyard.

Council Tax Band
The Council Tax Band is Band A.

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

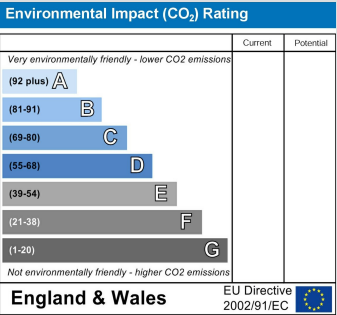
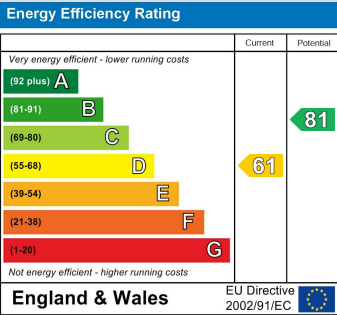
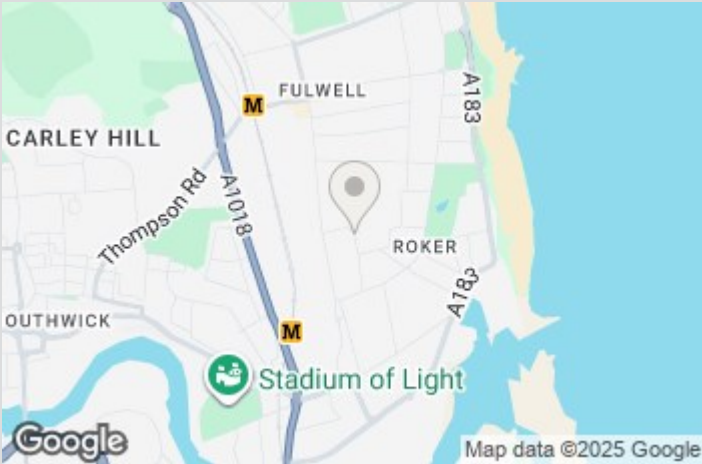
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Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

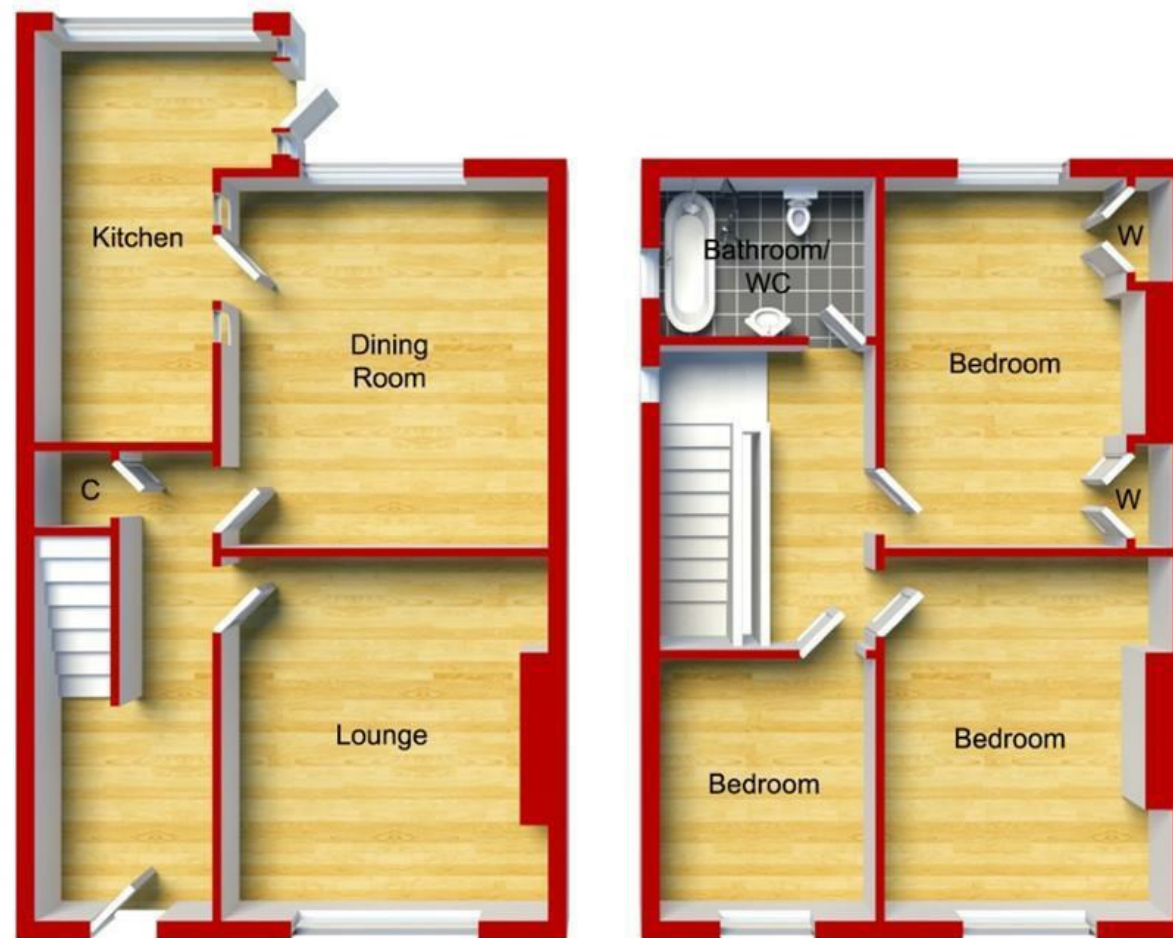
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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

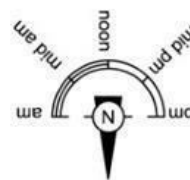


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Ground Floor
Approximate Floor Area
(46.49 sq.m)



First Floor
Approximate Floor Area
(42.86 sq.m)

25 Francis Street