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sales & lettings













A superb example of a popular style and hugely fashionable Edwardian terraced home sitting on a desirable street next to Roker park and a stones throw from award winning Blue Flag beaches.

Perfect for those discerning families searching for a well appointed coastal home, the property internally offers a wonderful contemporary live space finished to a good standard throughout and literally ready to move into.

Comprising entrance portico, reception hall, lounge, dining room, kitchen, three bedrooms and a bathroom the property externally has town garden to the front and large enclosed courtyard to the rear with off street parking for numerous cars and a wonderful seating area capturing the afternoon sun and ideal for entertaining and Alfresco dining.

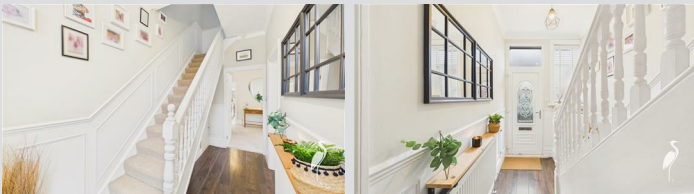
Additional features of note include gas central heating and UPVC double glazing, and the floored loft with velux windows. Walking distance from an extensive range of amenities including good schools, restaurants, cafes and bars, this beautiful home is indeed something quite special and must be viewed internally to appreciate the superb features it has on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Reception Hall



Staircase to first floor, radiator and double glazed window to front.

### Lounge 11'3" x 14'8"



Double glazed bay window to front, double radiator and feature fireplace.

### Sitting Room 17'6" x 11'10"



UPVC double glazed French doors to rear and double radiator. Door to kitchen.

### Breakfasting Kitchen 7'1" x 17'10"



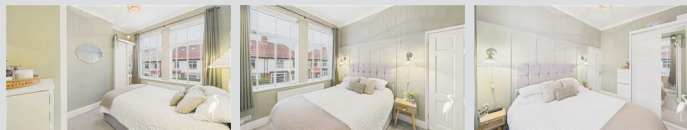
Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated double oven with 5 burner gas hob and cooker hood, fridge freezer, washing machine and tumble dryer. 2x double glazed windows and a UPVC door to rear. Double radiator.

### First Floor Landing



Access point to loft.

### Bedroom 1 9'11" x 12'0"



2x double glazed windows to front, radiator and 2x built in mirrored fronted sliding door wardrobes.

### Bedroom 2 10'2" x 12'0"



Double glazed window to rear and radiator.

### Bedroom 3 7'0" x 7'10"



Double glazed window to front and double radiator.

### Bathroom



Low level WC, washbasin and bath with shower over, double radiator and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Town garden to the front and large enclosed courtyard to the rear with off street parking for numerous cars and a wonderful seating area

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

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

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 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

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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 £300.00 by Movewithus Ltd.

## Sea Road Viewings

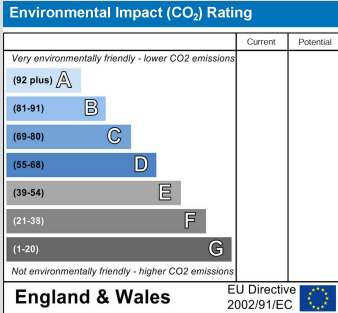
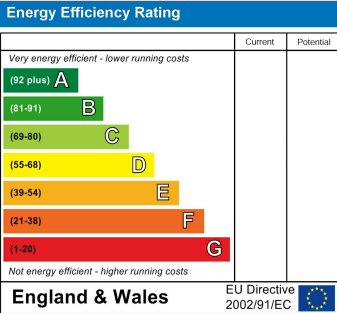
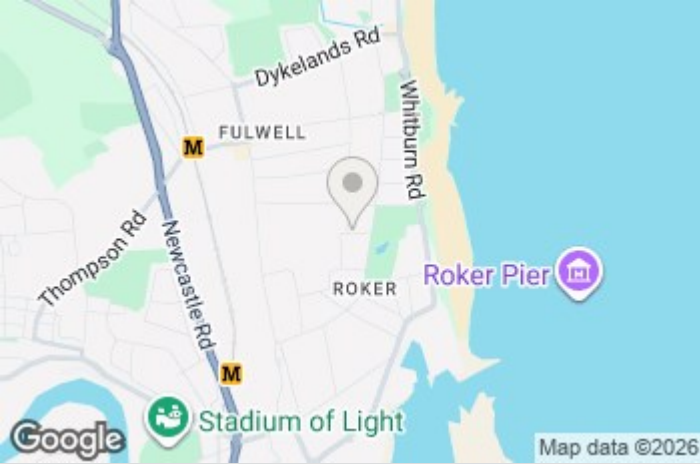
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

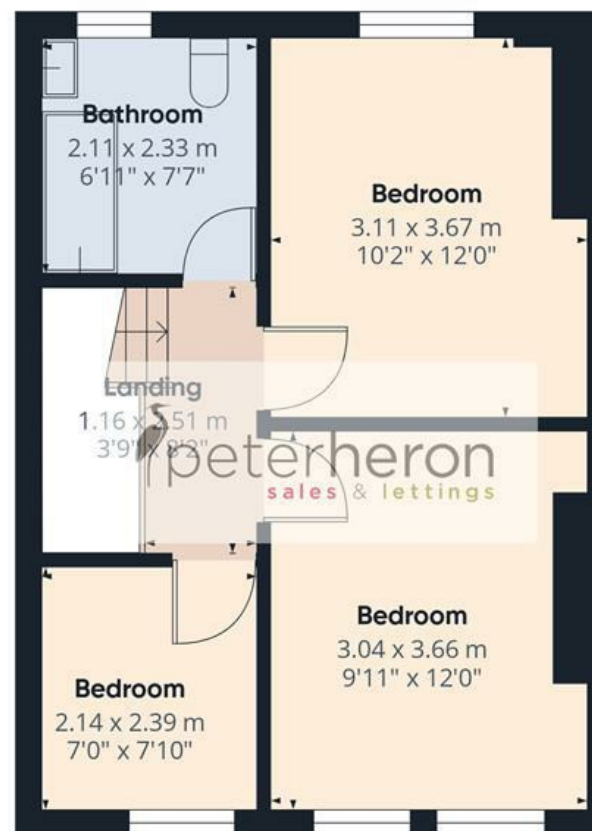
## Ombudsman

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



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Approximate total area<sup>(1)</sup>

86 m<sup>2</sup>

926 ft<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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