









Arguably one of the finest examples of its kind to be introduced to the market, this stunning larger style three bedroom Edwardian terraced home set within this highly sought after location just a stones throw from Roker Park and within easy walking distance of the Sea Front and its award winning Blue Flag beaches, offers the perfect opportunity to those discerning families who wish to live within this highly sought after coastal suburb of Sunderland. The property is presented to a very good standard throughout and internal accommodation includes an entrance vestibule, reception hall, lounge, sitting room, dining kitchen with separate utility, three first floor bedrooms and a bathroom whilst features of note include gas central heating, UPVC double glazing, double glazed bi-folding doors to living room leading out into wonderful landscaped gardens at the rear. Within close proximity of an extensive range of urban amenities including good schools, this outstanding home is available with no upward chain and is sure to appeal to all who view, immediate internal inspection is unreservedly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Six panel period styled door to

## Entrance Vestibule

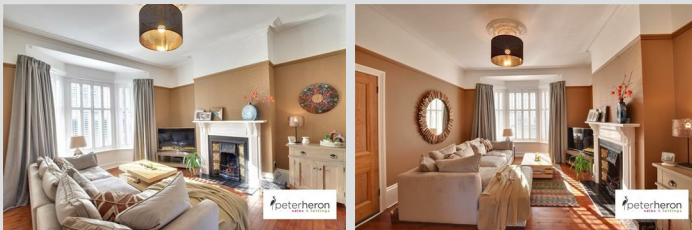
Glazed door to

## Reception Hallway



Spindle balustrade staircase and original newel post, original corbels, stripped and polished floor, understairs storage cupboard and cloaks cupboard.

## Lounge 14'1" x 13'5"



Maximum dimensions into alcoves and bay window with plantation shutters, living flame gas fire with period style inset and tiled hearth with attractive feature surround, covered cornice to ceiling, stripped and polished floor, radiator. Open plan to

## Sitting Room 17'4" x 7'7"



Cast iron wood burning stove and UPVC double glazed bi-folding doors leading out into wonderful enclosed courtyard, stripped and polished floor, radiator, fitted shelving to alcove.

## Kitchen 14'9" x 8'10"



Tastefully appointed with a range of base and floor to ceiling units with timber coloured working surfaces with a Herringbone style design tiled splashback and downlights, Range cooker with overhead extractor hood, period style column radiator, dining area, UPVC double glazed window to side, tiled floor, integrated fridge freezer.

## Utility 8'10" x 5'6"



Base units incorporating a ceramic single drainer sink unit with pedestal mixer tap, integrated dishwasher, cupboard discreetly concealing wall mounted gas boiler serving hot water and radiators. UPVC double glazed window to side with door leading out into rear courtyard, tiled floor.

## Half Landing

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# MAIN ROOMS AND DIMENSIONS

## Family Bathroom



Low level WC, pedestal washbasin and free standing claw foot rolled edge bath with shower mixer tap - stunning white suite with part panelled walls, tiled floor, UPVC double glazed window and radiator.

## First Floor Landing



## Bedroom 1 (front) 14'1" x 11'1"



UPVC double glazed window, stripped and polished floorboards, radiator, picture rail and coved cornice to ceiling.

## Bedroom 2 (rear) 13'1" x 10'9"



UPVC double glazed window, period style cast iron fireplace with tiled insert, fitted shelving to alcoves with cupboards, stripped and polished floorboards, radiator, picture rail and coved cornice to ceiling.

## Bedroom 3 (front) 10'5" x 5'10"



UPVC double glazed window, stripped and polished floorboards, radiator.

## Outside



Attractive landscaped gardens to the front and outstanding enclosed courtyard to the rear with various seating areas, a Scandinavian cast iron pizza oven, brick store and college set laid patio seating area accessed directly from the living room via bi-folding doors. This is a wonderful space for perfect for families and entertaining and also features secure off street parking via gates if required.

## Rear Courtyard at Night



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# MAIN ROOMS AND DIMENSIONS

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/3/1990 (approx dates) and the Ground rent is £4.50pa.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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 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:-

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.

## 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.

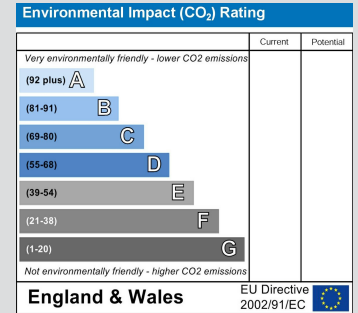
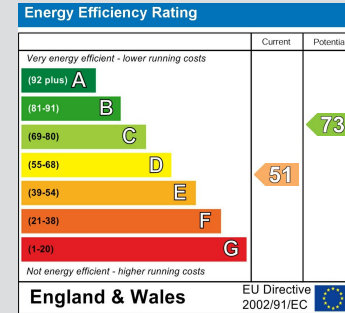
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## Opening Times

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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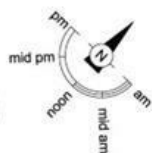
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Ground Floor  
Approximate Floor Area  
(70.46 sq.m)



First Floor  
Approximate Floor Area  
(51.57 sq.m)



18 Sea View Gardens