









An attractive, bay fronted three bedroom semi-detached house enjoying great character and delightful gardens, occupying a superb position on the sought after Ashwood Terrace, just off Thornholme Road. Internally the accommodation includes an entrance porch, superb hall with impressive staircase to the first floor, cloakroom/wc, two reception rooms and a kitchen whilst to the first floor there are three bedrooms, bathroom and separate wc. Externally there is a garden to the front with a driveway, a generous space to the side of the house and to the rear a wonderful garden with a lawn and established planting. This location is ideal for access to local amenities, shops and well-regarded schools as well as providing excellent road connections to surrounding areas. With no upper chain involved, early viewing is essential to appreciate the location, character and potential this charming home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Porch

Double glazed windows and inner part glazed door to hall.

## Hallway



Impressive staircase to the first floor, delft rack, radiator and doors leading off to cloakroom/WC, lounge, dining room and kitchen.

## Cloakroom/WC



Low level WC, pedestal washbasin and double glazed window.

## Lounge 16'8" into bay x 13'0" into alcove



Double glazed bay window to front, radiator, period style fireplace and coving.

## Dining Room 13'0" into alcove x 12'10"



Double glazed door to rear garden, double glazed windows to each side, radiator and period fireplace, coving and picture rail.

## Kitchen 11'2" x 6'11"



Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker, fridge and a washing machine, double glazed window to rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## First Floor Landing



Beautiful feature single glazed stain/lead glass window.

## Bedroom 1 16'6" into bay x 12'3" into alcove



Double glazed bay window to front, radiator, decorative fireplace and picture rail.

## Bedroom 2 13'1" x 10'11"



Double glazed window to rear, radiator, built in cupboard, decorative fireplace and picture rail.

## Bedroom 3 8'0" x 7'10"



Double glazed window to front, radiator and picture rail.

## Bathroom



Pedestal washbasin and bath with mains shower over, double glazed window, radiator and an aiting cupboard providing storage space and housing for the boiler.

## Separate WC

WC and double glazed window.

## Outside



Externally to the front of the property there is a driveway providing street parking and an attractive garden whilst to the rear there is a delightful garden with lawned area and established planting. There is also a generous area to the side of the property currently with a covered area.

## 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 13.5.1929 and the Ground Rent is £6.13 per annum.

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

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# MAIN ROOMS AND DIMENSIONS

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:-

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.

Lease details, service charges and ground rent (where

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## Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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