

This outstanding three storey mid terrace period home, has been extended and remodelled, impressively blending charming character features with fabulous upgrades for contemporary living. Internally the super stylish interior is accessed via an entrance vestibule, connecting through to an imposing reception hall with a beautiful floor and a grand staircase to the first floor. At the front there is a wonderful lounge with a bay window, wood burning stove and parquet flooring. There is a versatile room, currently utilised as a dining room that opens through to a stunning kitchen / diner and family area with a roof lantern and bi-folding doors leading out on to the rear courtyard. The kitchen is fitted with a range of quality units, luxury worksurfaces, a selection of integrated appliances and there is a matching island. Completing the ground floor is a useful utility and a cloakroom/wc. On the first floor there are three bedrooms, a study and a generous, luxury family bathroom/wc, featuring a free standing bath and a shower cubicle. To the top floor there is a spacious double bedroom with an en-suite shower room/wc. Externally there is a pleasant town garden to the front and to the rear an exceptional courtyard with an artificial grassed area, patio and decking. This excellent location is ideal for access to local amenities, shops, schools and Sunderland Royal Hospital as well as offering excellent links to Sunderland City Centre and major road connections. We highly recommend arranging a detailed inspection in order to fully appreciate this remarkable home.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

### Entrance Vestibule

Tiled floor, door connection through to the reception hall.

### Reception Hall



Most impressive reception hall, attractive feature wood floor with tiled centre, superb staircase to the first floor, built in cloaks cupboard, radiator and doors leading off to the lounge, dining room and kitchen/diner.

### Lounge 17'0" into bay x 14'8" into alcove



Bay to the front with timber framed double glazed sealed unit windows with shutters, parquet flooring, radiator, wood burning stove, decorative corning and ceiling rose.

### Dining Room 14'7" x 11'10" not inc fitted units



Parquet flooring, radiator, cabinets and shelving built into alcoves, wood burning stove, decorative coving and ceiling rose. Room opens through into the kitchen/diner and family area.

## Kitchen/Diner And Family Area 18'11" x 16'6"



This stunning open plan space incorporates a kitchen, dining and family area, there are an excellent range of fitted contemporary units with luxury work surfaces over, along with a feature island. Integrated appliances include twin electric ovens, microwave, an AEG induction hob and a dishwasher, the room features a roof lantern along with bi-folding doors leading out onto the rear courtyard. Door to the washroom/WC.

### Washroom/WC



Low level WC, mini wash hand basin, door connects through to the utility.

## Utility



Fitted wall units, space provided for the inclusion of a washing machine and a tumble dryer.

## First Floor Landing



UPVC double glazed window to the side and a radiator.

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# MAIN ROOMS AND DIMENSIONS

Doors lead off to bedrooms one, two and three along with the study and family bathroom.

## Bedroom 1 17'0" into bay x 12'7" into alcove



Bay to the front with timber framed single glazed sash windows.

## Bedroom 2 15'2" x 13'0" into alcove



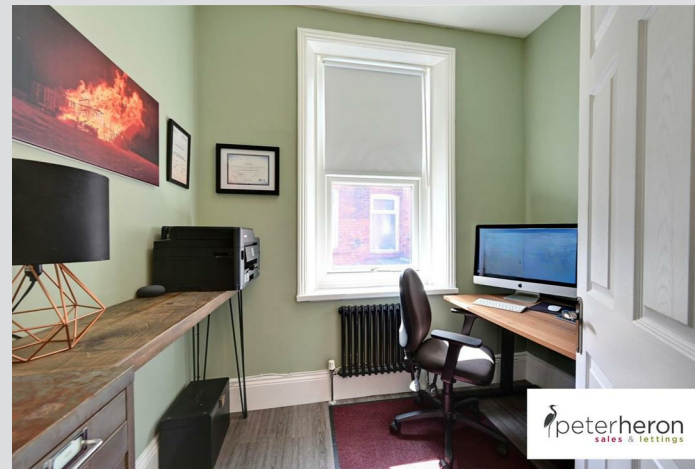
UPVC double glazed window to the rear, radiator and decorative fireplace.

## Bedroom 3 10'9" x 7'1"



Timber framed double glazed sash window to the front and a radiator.

## Study 8'1" x 5'11"



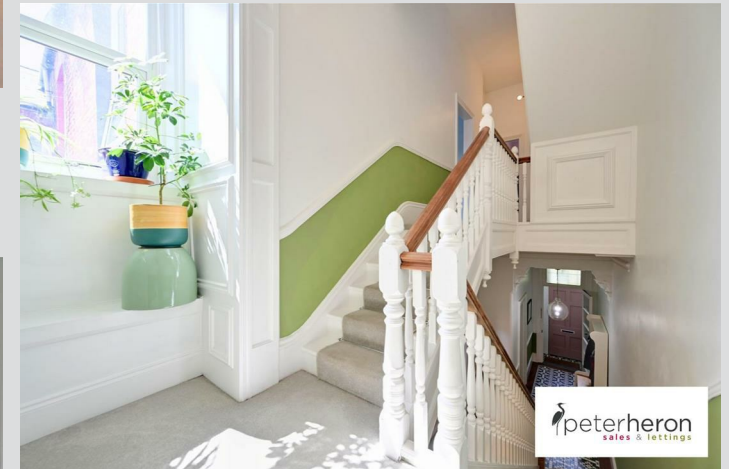
UPVC double glazed window and a radiator.

## Family Bathroom



Stunning, spacious family bathroom with low level WC, wash hand basin set into vanity unit, free standing bath and a step in shower cubicle with mains fed shower, UPVC double glazed window, radiator with heated towel rail.

## Top Floor Landing



UPVC double glazed window to the rear, useful large built in storage area and a door to bedroom four.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 4 12'0" x 19'8" approx measure to sloping ceiling



UPVC double glazed window to the rear along with two skylight windows, there is a radiator and a door to the en suite.

## En Suite



Low level WC with concealed cistern, wash hand basin, step in shower cubicle with mains fed shower, skylight window and a ladder style radiator.

## Outside



There is an attractive town garden to the front whilst to the rear is a fabulous courtyard with artificial grass, patio and decked areas.

## Tenure FH

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

## Council TaxBand

The Council Tax is Band C.

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their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

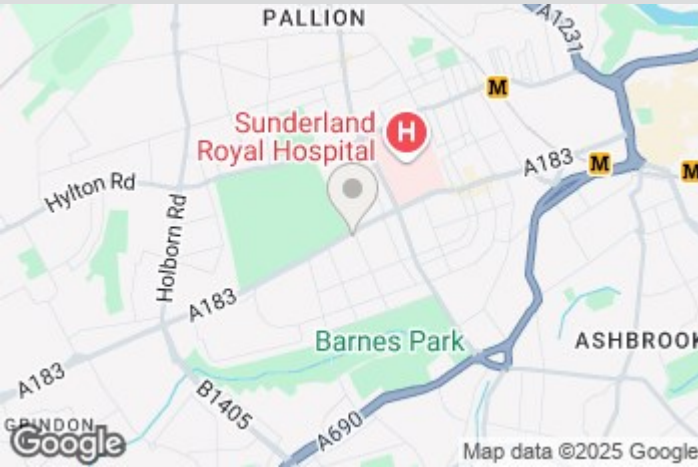
Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 12noon

## 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		
	75	80
EU Directive 2002/91/EC		
England & Wales		

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		
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