









An impressive five bedroom, three storey mid terrace house, enjoying spacious rooms, gardens and an excellent location, on the periphery of the city centre. Internally the attractive accommodation on the ground floor includes a reception hall with a grand staircase to the first floor, two generous reception rooms and a superb dining kitchen, fitted with an excellent range of units, a selection of integrated appliances and French doors to the rear courtyard garden. To the first floor there are three bedrooms and a wash room/wc whilst to the top floor, there is a modern family bathroom/wc, the principle bedroom with en-suite shower room/wc and completing the accommodation is a fifth bedroom. Externally there is a garden to the front with a lawn and patio, to the rear is courtyard style garden with a paved area and a electric roller shutter access door, providing off street parking. This location is ideal for local amenities, well regarded schools, shopping facilities and also for access into Sunderland City Centre and transport connections including the Metro system. We highly recommend arranging a detailed inspection to fully appreciate this wonderful home, available with immediate vacant possession and no upper chain involved!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a part single glazed door to the reception hall.

Reception Hall



Impressive reception hall with part panelled walls, delf rack and decorative plaster work to the ceiling, there is a radiator and a built in storage cupboard, there is also a recess before the kitchen where space has been provided for the inclusion of a fridge freezer and washing machine.

Lounge 18'4" x 14'9"



Double glazed sash bay window to the front, there is a radiator, feature fireplace and decorative cornicing to the ceiling.

Dining Room 16'9" x 15'10"



Double glazed bay window to the rear, radiator, feature fireplace and decorative cornicing to the ceiling.

Kitchen 9'2" x 21'11"



Fitted with a range of modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven, microwave, gas hob and a dishwasher, there is a radiator, double glazed French door to the rear, double glazed window to the side, built in cupboard providing storage space and also houses the central heating boiler.

Half Landing



Single glazed sash window with leaded detailing, to the rear there is a radiator, door to the washroom/WC and the staircase continues to the first floor.

Washroom/WC



Low level WC, mini wash hand basin and a single glazed window.

First Floor Landing

Doors leading of to bedrooms two, three and four, the staircase continues to the next floor.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 14'5" x 15'0"



Two double glazed windows to the front, two tall radiators and there is coving to the ceiling and a decorative stove.

Bedroom 3 14'9" x 15'10"



Double glazed window to the rear, radiator and a decorative fireplace.

Bedroom 4 8'10" x 10'11"



Double glazed window to the front, and a radiator.

Half Landing



Door to the bathroom, staircase continues to the top floor.

Bathroom 10'9" x 6'11"



Modern suite with low level WC, pedestal wash hand basin and a corner bath with mains fed shower over, double glazed window and a radiator.

Top Floor Landing

Two built in storage cupboards, Velux window and doors to bedrooms one and five.

Bedroom 1 16'4" x 18'2"



Double glazed window to the front, radiator and a door to the en suite.

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MAIN ROOMS AND DIMENSIONS

En Suite



Modern suite comprising of a low level WC, pedestal wash hand basin and a step in shower cubicle with mains fed shower, there is a period style radiator with heated towel rail and a Velux window.

Bedroom 5 13'9" x 8'10"



Velux window, radiator and an access to eaves.

Outside



To the front there is a delightful enclosed garden with a lawn and paved patio area along with mature shrubs and a tree, whilst to the rear there is a courtyard style garden with a remote control roller shutter access door for off street parking if required and a generous paved 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

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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.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 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	68	74
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Approximate total area⁽¹⁾

222.6 m²

2395 ft²

Reduced headroom

4.4 m²

48 ft²

(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.