









A substantial four bedroom mid terrace home, situated on Otto Terrace, off Thornholme Road, close to local amenities, shops, schools and Sunderland City Centre as well as providing transport links to surrounding areas. Internally the accommodation is accessed via an entrance vestibule, leading through to a reception hall, two reception rooms and a modern breakfasting kitchen. On the first floor there are four bedrooms, a bathroom and separate wc. Externally there is a small forecourt to the front, courtyard to the rear and a garage. Early viewing is highly recommended to appreciate the spacious living space of this wonderful home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Vestibule

Inner door to hall.

## Reception Hall



Radiator and stairs to first floor with storage under.

## Lounge 15'5" x 12'10"



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

## Sitting Room 13'10" x 16'3"



UPVC double glazed French patio doors to rear garden and radiator.

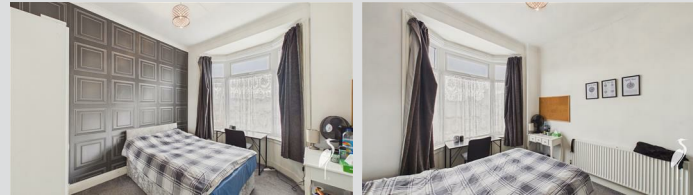
## Breakfasting Kitchen 9'10" x 22'3"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Rangemaster oven with 5 burner gas hob and hood. Space for washing machine, American style fridge freezer, dishwasher and tumble dryer. Radiator, two double glazed windows and UPVC door to rear.

## Half Landing

## Bedroom 3 10'0" x 12'11"



Double glazed bay window to rear and radiator.

## Bathroom



Low level WC and washbasin vanity unit, bath with shower over, double glazed window and chrome heated towel rail.

## Separate WC



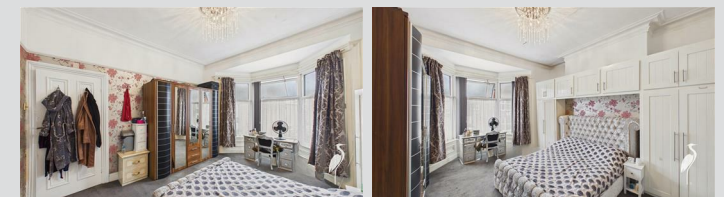
Low level WC and washbasin set into vanity unit, double glazed window.

## First Floor Landing



Built in storage and access point to loft.

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



Double glazed bay window to front, double radiator and built in wardrobes and storage.

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# MAIN ROOMS AND DIMENSIONS

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



Double glazed window to rear and radiator.

## Bedroom 4 6'3" x 9'8"



Double glazed window to front and radiator.

## Outside



Low maintenance courtyard to rear with wooden gate to access rear.

## Garage 13'3" x 17'1"

Access via roller shutter. Double glazed window to rear and wooden door to garden.

## 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

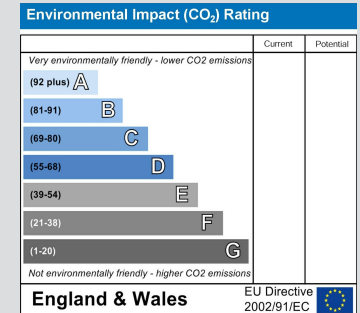
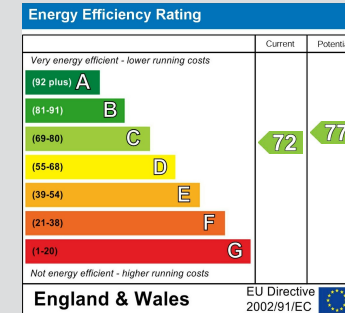
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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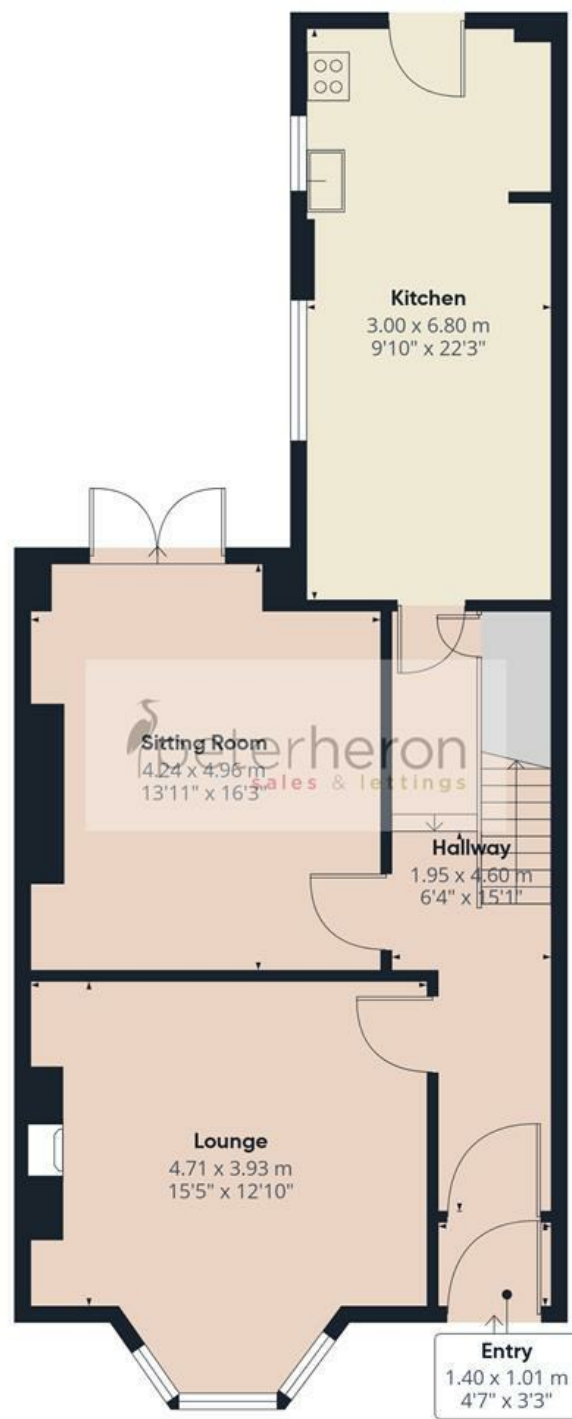
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## MAIN ROOMS AND DIMENSIONS

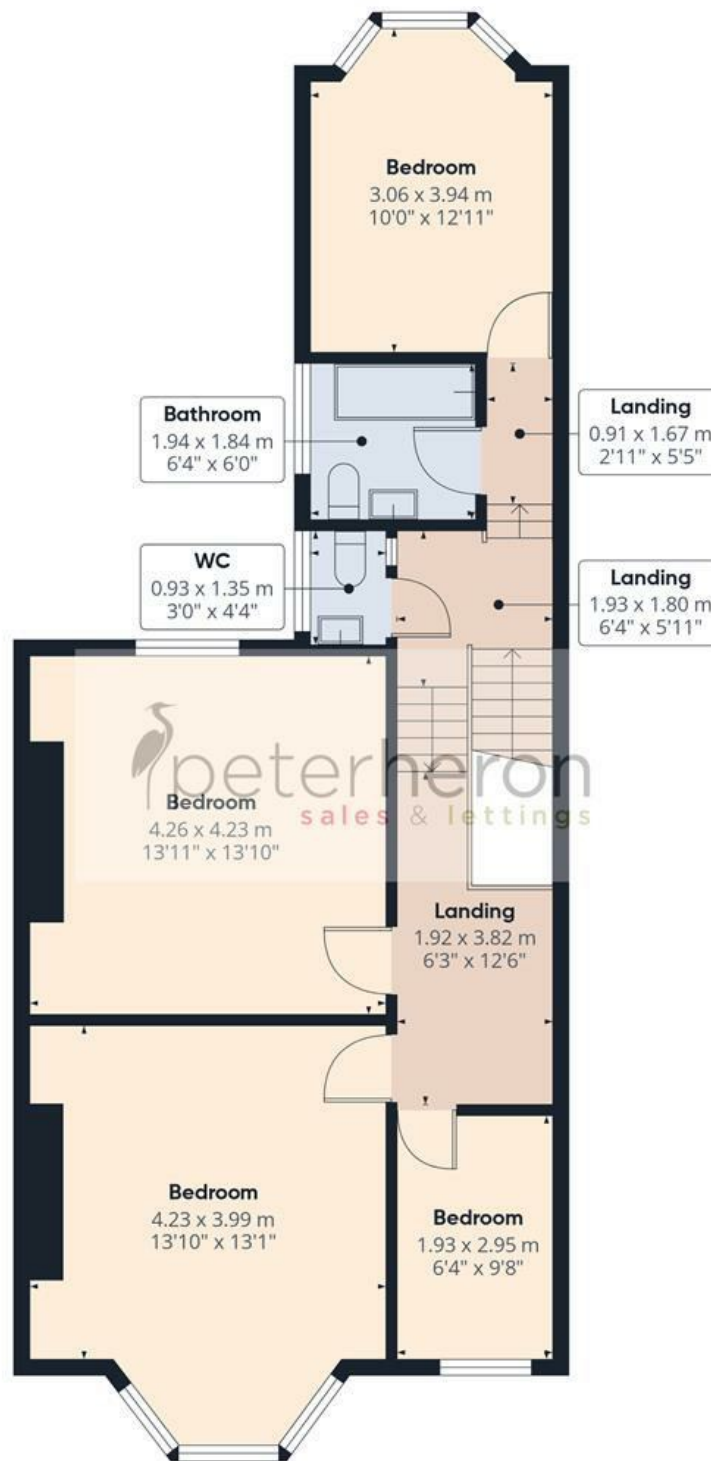


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Ground Floor



First Floor Building 1

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

144 m<sup>2</sup>

1549 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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