





peterh
sales





This fabulous mid terrace house has been remodelled and upgraded to provide a most impressive standard of accommodation within this highly regarded area of Ashbrooke. The stylish interior blends delightful period features with many appealing enhancements, accessed via an entrance vestibule, connecting through to a superb reception hall with a staircase to the first floor. There is a wonderful lounge to the front with a bay window incorporating a window seat, a striking fireplace and decorative plasterwork to the ceiling whilst at the rear there is a separate reception room with French doors to the courtyard. The kitchen diner is fitted with an excellent range of units and luxury worksurfaces, connecting through to a useful utility with a cloakroom/wc. On the first floor there are three bedrooms and a spacious and outstanding family bathroom with both a bath and a walk in shower. Externally there is a town garden to the front and an attractive block-paved courtyard to the rear with an up and over access door. Situated within the desirable area of Ashbrooke, the property is ideally located 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 advise early viewing to avoid disappointment and to fully appreciate this beautiful home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Vestibule

Inner door to hallway.

Reception Hall



Radiator and stairs to first floor with storage under.

Lounge



Double glazed bay window to front with built in window seat, radiator, feature fireplace and storage built in into alcove.

Sitting Room



UPVC double glazed French patio doors to rear and radiator.

Kitchen Diner



Range of wall and base units with countertops over

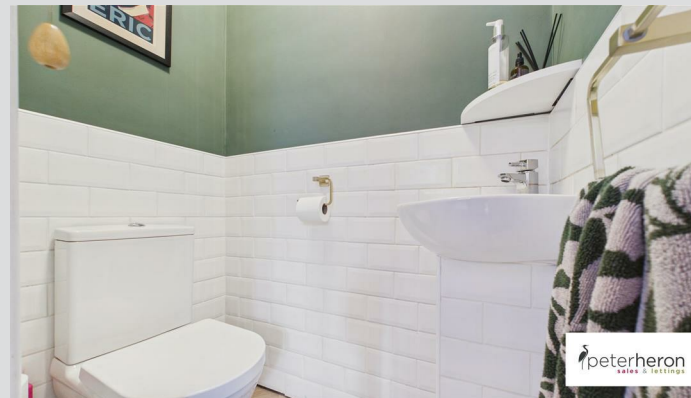
incorporating a single bowl undermount sink and drainer unit with mixer tap. Double oven with five burner induction hob. Storage cupboard, column radiator, two single glazed sash windows to rear and door to utility.

Utility



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space for a fridge freezer, dishwasher, washing machine and tumble dryer. Radiator, two single glazed windows and door to rear garden.

Ground Floor WC



Low level wc and wash basin.

First Floor Landing



Split level landing with access point to loft.

Bedroom 1



Single glazed sash window to rear and storage cupboard.

Bedroom 2



Two double glazed sash windows to front, radiator and storage cupboard.

Bedroom 3



Double glazed sash window to front, radiator and built in wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bathroom



A most impressive and spacious bathroom with a walk in dual head waterfall shower, freestanding bath with shower tap, low level wc and wash basin. Column radiator and three single glazed sash windows.

Outside



Low maintenance block paved courtyard to rear with an up and over access door providing access to rear lane and an outhouse.

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

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

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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

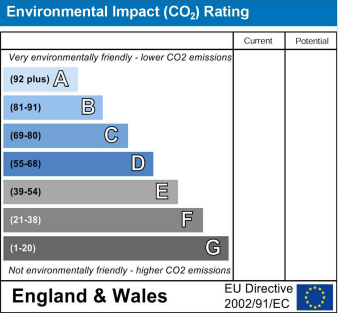
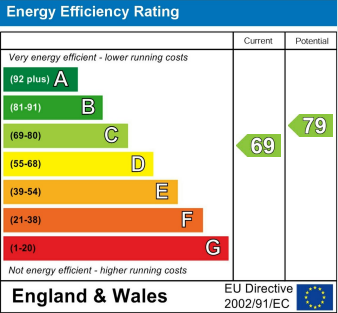
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

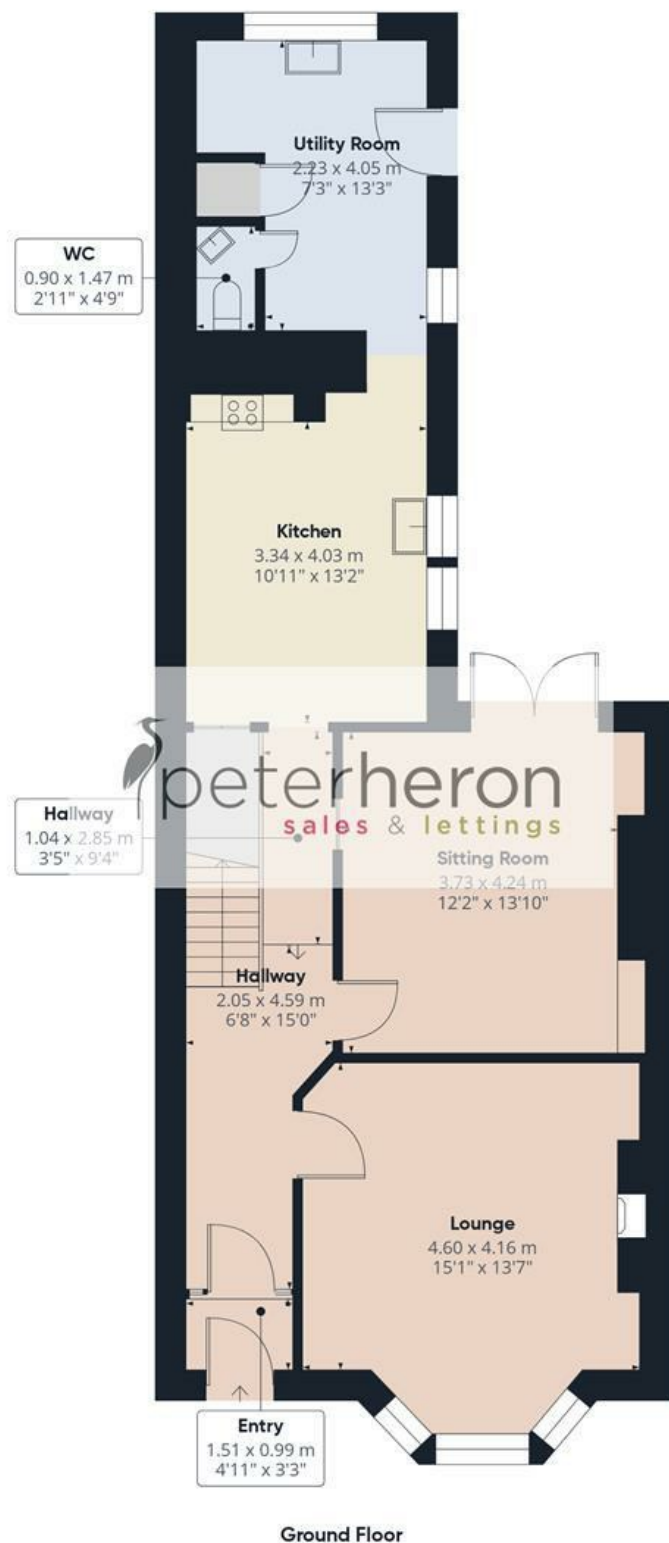
Opening Times

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.





Approximate total area⁽¹⁾

144.2 m²

1552 ft²

(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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