









A beautifully appointed Grade 11 listed maisonette, occupying the top two floors of this imposing, period town house. Internally the sympathetically modernised accommodation, retains great character and impressive period features, blended with many superb contemporary upgrades. Accessed at raised ground floor level via a communal reception hall, shared with only one other flat. Internally the private accommodation has a staircase leading up to the first floor where there are two generous reception rooms and an attractive modern kitchen. To the top floor there is a contemporary shower room/wc and two double bedrooms, one featuring a walk in dressing area.

Externally there is a shared garden to the front and to the rear a communal courtyard with a decked area and roller shutter access door for off street parking. The property enjoys a most convenient situation close to Sunderland City Centre, excellent local amenities, shops and schools as well as providing excellent transport connections including road links and the Metro System. We highly advise arranging a detailed inspection to appreciate the spacious rooms, character and convenient location this fabulous home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Communal Entrance

Communal Hallway

Shared with only one other property. Staircase leading to first floor.

Private Accommodation

Hall



Radiator. Staircase to upper floors.

Reception Room 1 15'0" x 16'11"



Two single glazed sash windows to front, radiator, decorative fireplace, ornate cornicing and ceiling rose.

Reception Room 2 14'11" x 14'2"



Single glazed sash window to rear, radiator and two built in cupboards.

Kitchen 10'9" x 7'7"



Modern wall and base units with wood working surfaces over incorporating sink and drainer unit, integrated appliances include oven and hob, space for fridge freezer, washing machine and tumble dryer. Single glazed sash window to front and tiled floor.

Half Landing

Door to shower room and staircase continuing to top floor.

Shower Room



Modern suite with low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with mains shower, tiled floor, part tiled walls, single glazed sash window and ladder style radiator.

Top Floor Landing



Bedroom 1 16'0" x 12'1"



Approximate measurements as sloping ceiling, single glazed sash window to rear, radiator and access through to dressing room.

Dressing Area 10'5" x 7'2"



Skylight window.

Bedroom 2 8'11" x 16'0" max



Approximate measurements as sloping ceiling, skylight window, radiator and built in cupboard into the eaves and fitted shelving and hanging space.

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City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Outside



Shared garden to the front and to the rear a communal courtyard with decked area and roller shutter access door for off street parking.

Council Tax Band

The Council Tax Band is Band B.

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 25/10/2002.

There is NO ground rent or service charges.

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

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

contemplating travelling some distance to view the property. 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 applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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.

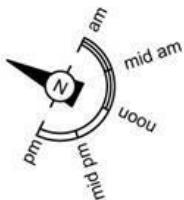
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO 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	





Ground Floor
Approximate Floor Area
(71.70 sq.m)



First Floor
Approximate Floor Area
(61.20 sq.m)

11A Grange Crescent