**Cardwell Street**, Roker, Sunderland

£132,500

An impressive end of terrace property, providing immaculate and deceptively spacious accommodation within this ever popular location. Internally the attractive accommodation is laid out over two floors, on the ground floor there is an entrance vestibule, connecting through to a generous hall with staircase to the first floor. There is a lounge with a bay window, a modern kitchen and a contemporary bathroom/wc whilst to the first floor there are two bedrooms. Externally there is a courtyard. This location is ideally placed for local amenities, shops and schools as well as being all placed for the Sea Front with its wonderful beaches, the Marina and Riverside, as well as offering excellent transport connections. We highly advise arranging a viewing to fully appreciate this home!

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via UPVC entrance door.

**Entrance Lobby**
Inner door to hallway.

**Hallway 10'7" x 7'10"**

Stairs to first floor with storage under, double radiator, recessed spot lighting into feature alcoves. Double glazed window to front, double doors to lounge and door to kitchen.

**Lounge 14'4" x 12'5"**

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

**Kitchen 11'6" x 10'4"**

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with hob and hood, low level fridge and freezer. Space for a washing machine and dishwasher. Double glazed window to front, UPVC door to courtyard and door to bathroom.

**Bathroom**

Low level WC, washbasin and bath with shower over, heated towel rail and double glazed window to rear.

**First Floor Landing**

Double glazed window to front.

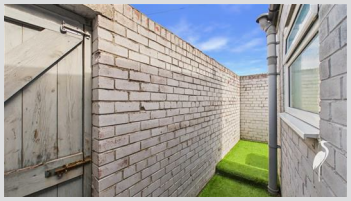
**Bedroom 1 9'4" x 11'5"**

Double glazed window to front, skylight window, built in mirrored fronted sliding door wardrobes and double radiator.

**Bedroom 2 11'5" x 8'0"**

Skylight window, built in mirrored fronted sliding door wardrobes and double radiator.

**Outside**



Enclosed courtyard with artificial lawn and gate leading to the front of property.

**Council Tax Band**
The Council Tax Band is Band A.

**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

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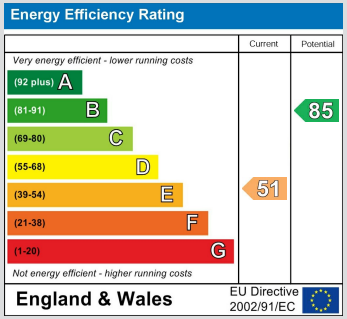
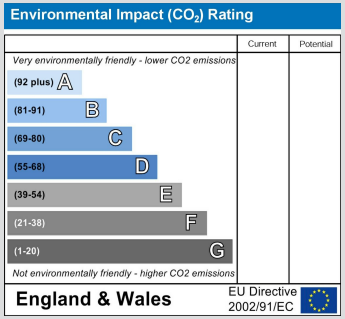
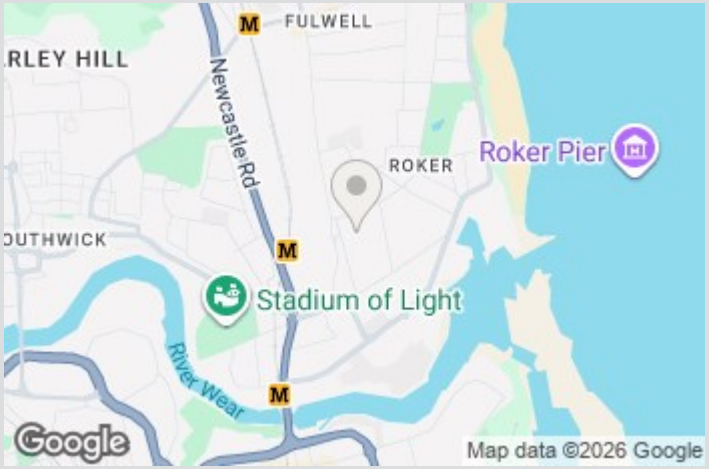
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.



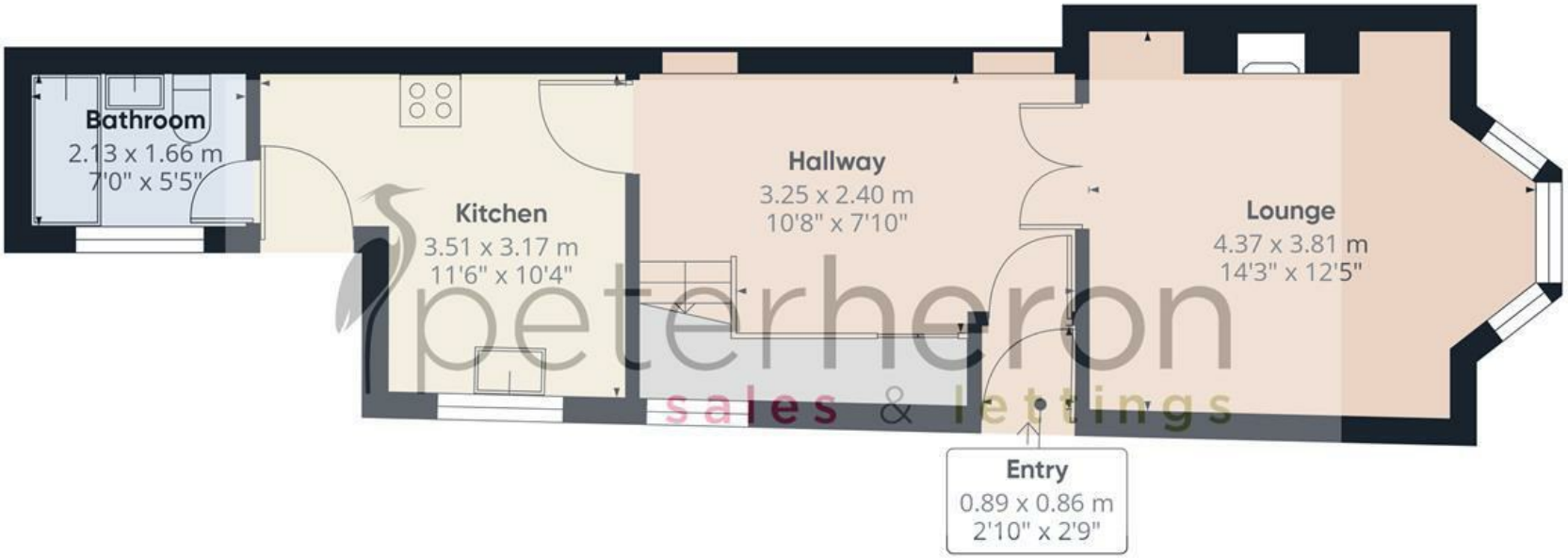




**Sea Road Viewings**
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

**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.




Ground Floor

First Floor

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**Approximate total area**(1)

66.9 m²

721 ft²

**Reduced headroom**

2.4 m²

26 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.

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