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sales & lettings



## **Bright Street, Roker, Sunderland**

£125,000







Available with immediate vacant possession and no upward chain, this larger style, four bedroom, mid-terraced home offers generous living accommodation perfect for families. Internal accommodation comprising a Reception Hall, Lounge, Dining Room, Kitchen, 4 bedrooms, bathroom and a showerroom, whilst an impressive converted loft offers further storage space. Benefiting from gas central heating and UPVC double glazing throughout, the property externally has a large enclosed courtyard to the rear with off street parking and a south-westerly aspect. Carrying a very competitive asking price, this conveniently located home is walking distance from the sea front and good range of local amenities. Sure to command a huge level of interest and should be viewed urgently to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into

## Reception Hall

Radiator, stairs to first floor and door to Lounge.

## Lounge 14'9" x 13'10"



Double glazed window to front elevation, double radiator and feature fireplace. Archway opening into Dining Room.

## Dining Room 13'3" x 11'1"



Double glazed UPVC French patio doors to rear garden, radiator and built in storage. Doors to Study/Bedroom 4 and Kitchen.

## Kitchen 14'11" x 6'11"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hobs and cooker hood with space provided for a washing machine and tumble dryer. 2x Double glazed windows to rear elevation, wall mounted Baxi boiler and Radiator. Open into Rear Hall.

## Rear Hall

Providing space for a fridge freezer. Composite door to rear and door to bathroom.

## Bathroom



Fully tiled with a bath, low level wc and hand wash basin. Radiator and double glazed window to rear elevation.

## Study/Bedroom 4 13'6" x 5'11"



Double glazed window to rear elevation and a radiator.

## First Floor



Landing with second staircase to second floor and doors to

## Bedroom 1 13'5" x 11'1"



Double glazed window to rear elevation, radiator and storage cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 13'11" x 10'0"



Double glazed window to front elevation and a radiator.

## Bedroom 3 8'4" x 7'7"



Double glazed window to front elevation and a radiator.

## Showerroom



Walk in shower cubicle, low level wc and hand wash basin. Chrome heated towel rail and double glazed window to rear elevation.

## Second Floor Landing with door to

## Loft Space



Fully boarded with 2x velux windows and a bricked feature wall.

## Outside 18'0" x 17'2"



Convenient rear courtyard with a wooden gate and up and over shutter door to access rear lane. Low maintenance astro turfed areas.

## Council Tax Band

The Council Tax 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

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# MAIN ROOMS AND DIMENSIONS

## Viewings Searoad

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

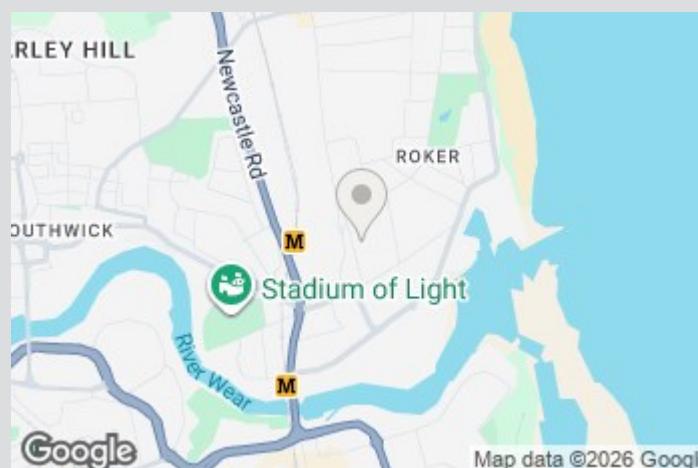
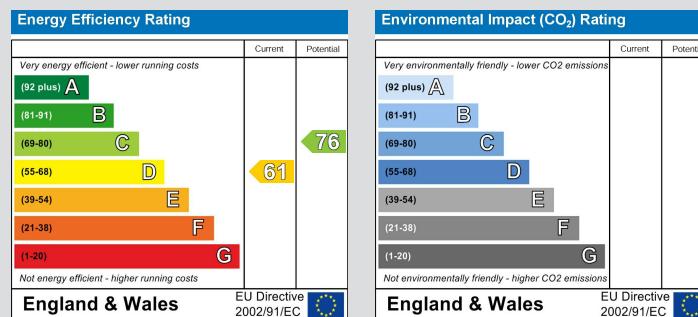
## Opening Times

Monday - Friday 9.00am to 5.00pm

Saturday 9.00am to 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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Approximate total area<sup>(1)</sup>

130.5 m<sup>2</sup>

1406 ft<sup>2</sup>

Reduced headroom

11.4 m<sup>2</sup>

123 ft<sup>2</sup>

(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.