









A beautifully presented three bedroom Edwardian end terrace house, sympathetically upgraded and modernised whilst retaining many impressive period features. Internally the immaculate accommodation is accessed via an entrance vestibule, leading through to a wonderful reception hall with wood flooring, grand staircase and a cloakroom/wc. To the front there is a superb lounge with a bay window and feature fireplace, a separate sitting room with an open fire and a breakfast room that connects through to a stylish kitchen, fitted with a range of units and a selection of integrated appliances, along with French doors to the courtyard. On the first floor there are three double bedrooms and a modern family bathroom/wc. Externally there is a small forecourt to the front and a pleasant paved courtyard to the rear with a useful built in store. This sought after and highly regarded location is ideally placed for a range of amenities, Roker Park and the Sea front, as well as offering excellent transport connections, including the Metro system. We highly advise arranging a detailed inspection is essential, to appreciate the quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door.

## Entrance Vestibule

Tiled flooring and an inner part glazed door to hall.

## Reception Hall



A most impressive reception hall with grand staircase to the first floor, wood flooring, 2 radiator's and under stair storage cupboard.

## Cloakroom/WC



Low level WC and mini wash basin.

## Lounge 17'1" into alcove x 13'10" into bay



Double glazed bay window to the front with attractive panelling, radiator, period fireplace, decorative plasterwork to ceiling with cornicing and ceiling rose, wood flooring.

## Sitting Room 13'8" x 10'0"



3 double glazed windows looking into the courtyard, wood flooring, radiator, period fireplace with an open fire, coving to the ceiling and picture rail.

## Breakfast Room 12'6" x 7'10" maximum



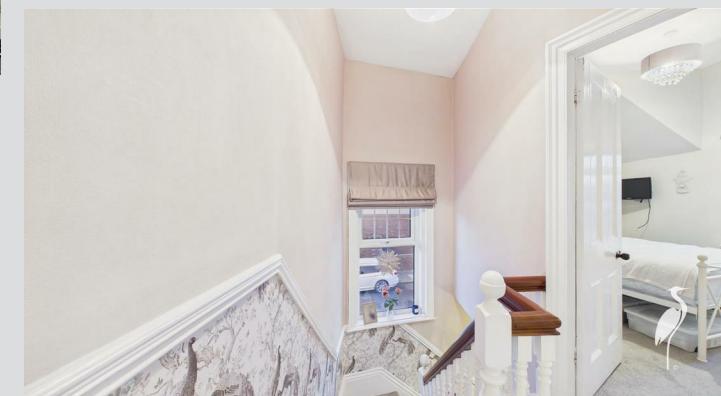
Double glazed window looking into the courtyard, radiator, decorative period range and access into kitchen.

## Kitchen 8'11" x 7'6"



A superb contemporary kitchen fitted with an excellent range of wall and base units with work surfaces over incorporating an inset sink unit. Integrated appliances include an oven, hob, fridge, dishwasher and washing machine. Double glazed French door into the courtyard, vaulted ceiling with Velux window, tiled flooring and tiled splashbacks.

## First Floor Landing



Double glazed window to the half landing, radiator and Velux window.

Tried. Trusted. Recommended.

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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

## MAIN ROOMS AND DIMENSIONS

### Bedroom 1 14'6" x 13'11"



Maximum into double glazed bay window to front, radiator period fireplace and fitted sliding door wardrobes.

### Bedroom 2 15'11" x 10'1" max including fitted robes



Double glazed window to the rear, radiator and fitted furniture including wardrobes, cabinets and desk.

### Bedroom 3 10'1" x 9'8"



Double glazed window to front and radiator.

### Bathroom



Low level WC, washbasin and panel bath with mains fed shower over, tiled flooring, part tiled walls, period style radiator with heated towel rail and double glazed window.

### Outside



There is a forecourt area to the front whilst to the rear there is a delightful paved courtyard with useful built in store.

### 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 25/3/1899 and the Ground Rent is £3.00pa.

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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended.

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

# MAIN ROOMS AND DIMENSIONS

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.

## 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](http://peterheron.co.uk)

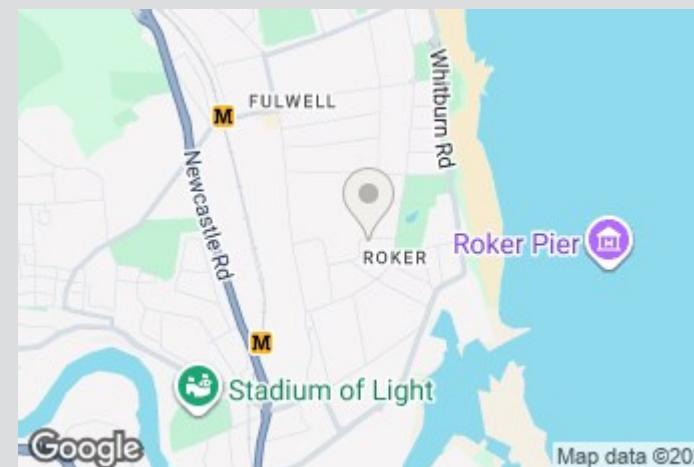
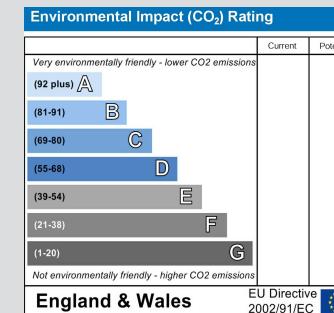
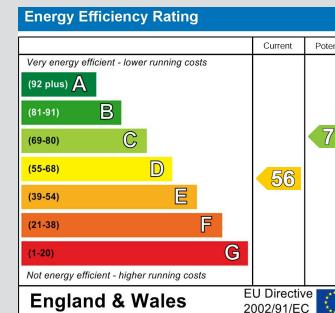
## Opening Times

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.



Tried. Trusted. Recommended.

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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323



Approximate total area<sup>(1)</sup>  
129.2 m<sup>2</sup>  
1390 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.