









A superb four, previously five bedroom mid terrace house, providing generous accommodation within this popular and convenient location. The property is accessed via an entrance vestibule, connecting through to an impressive reception hall with grand staircase to the first floor. There are two well-proportioned reception rooms and a fabulous modern dining kitchen with French doors to the rear courtyard. On the first floor there are three bedrooms and a family bathroom/wc whilst to the top floor there is a shower room/wc, featuring a sauna and there is a large bedroom, that was previously two rooms. Externally there is a small town garden to the front and to the rear a courtyard to the rear with an attractive patio area, a useful shed and a roller shutter access door, providing off street parking if required. This location is ideal for access to local amenities, shops and well-regarded schools as well as providing excellent road connections to surrounding areas. We highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

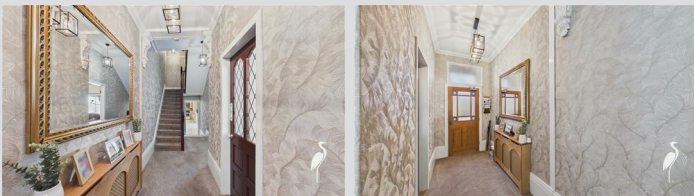
Ground Floor

Access via Composite entrance door into the entrance lobby.

Entrance Lobby

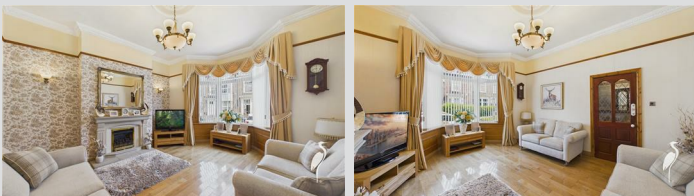
Built in storage, inner wooden glass panelled door to the reception hall.

Reception Hall



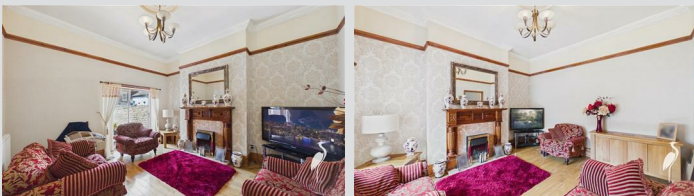
Radiator, stairs to first floor and lower ground floor.

Lounge 14'9" x 13'11"



Double glazed bay window to the front and a feature fireplace.

Living/Dining Room 13'2" x 14'4"



Double glazed UPVC sliding patio doors to the rear, radiator and electric fire.

Lower Ground Floor

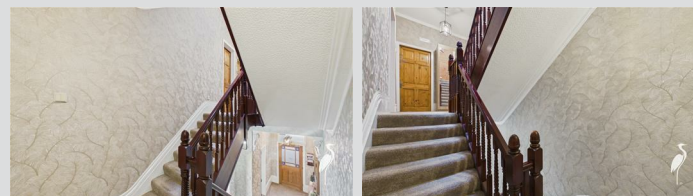
Radiator and a door to the kitchen/diner.

Dining Kitchen 9'8" x 26'6"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated double oven with 7 burner gas hobs and extractor hood, space for an American style fridge freezer, washing machine and tumble dryer. Double radiator and a single radiator. Double glazed window and UPVC double glazed French doors to the rear courtyard.

Half Landing



Door to bathroom and stairs to first floor landing.

Bathroom



Corner bath, WC and hand wash basin set into vanity unit. Double radiator and double glazed window to the rear.

First Floor Landing



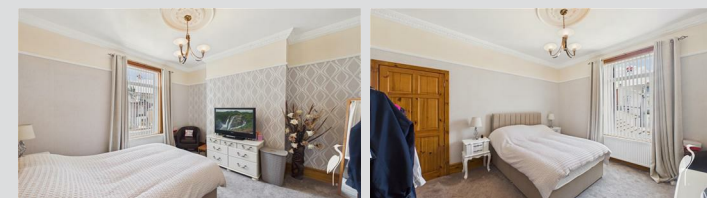
Landing with double radiator, stairs to second floor and doors to

Bedroom 2 12'9" x 13'10"



Double glazed window to the front and a double radiator.

Bedroom 3 13'2" x 14'3"



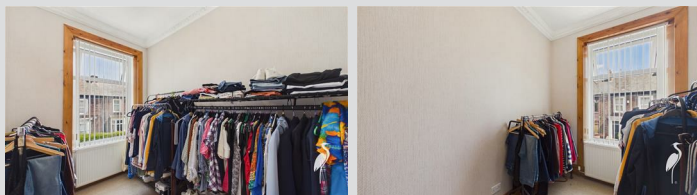
Double glazed window to the rear and a double radiator.

Visit www.peterheron.co.uk or call **01915103323**

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

MAIN ROOMS AND DIMENSIONS

Bedroom 4 6'11" x 10'1"

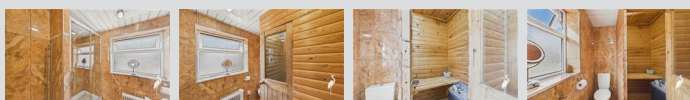


Double glazed window to the front and a radiator.

Half Landing

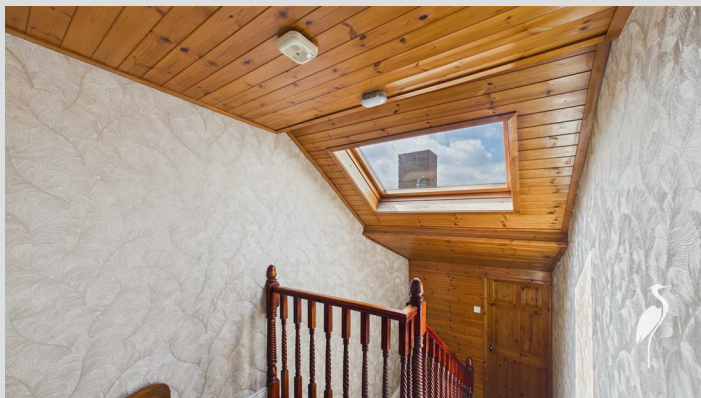
Door to the shower room and stairs to second floor landing.

Shower Room



Shower cubicle and low level WC. Built in sauna. Electric heater and double glazed window to rear.

Second Floor Landing



Velux window and a door to bedroom one.

Bedroom 1 11'7" x 25'4"



Double glazed bay window to front elevation with built in window seats. 2x double glazed windows to rear and 2x electric wall mounted heaters.

Outside



Attractive rear yard with porcelain paved tiles, roller shutter to access rear lane and outhouse.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band C.

Important Notice

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.

Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

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.

Visit www.peterheron.co.uk or call **01915103323**

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

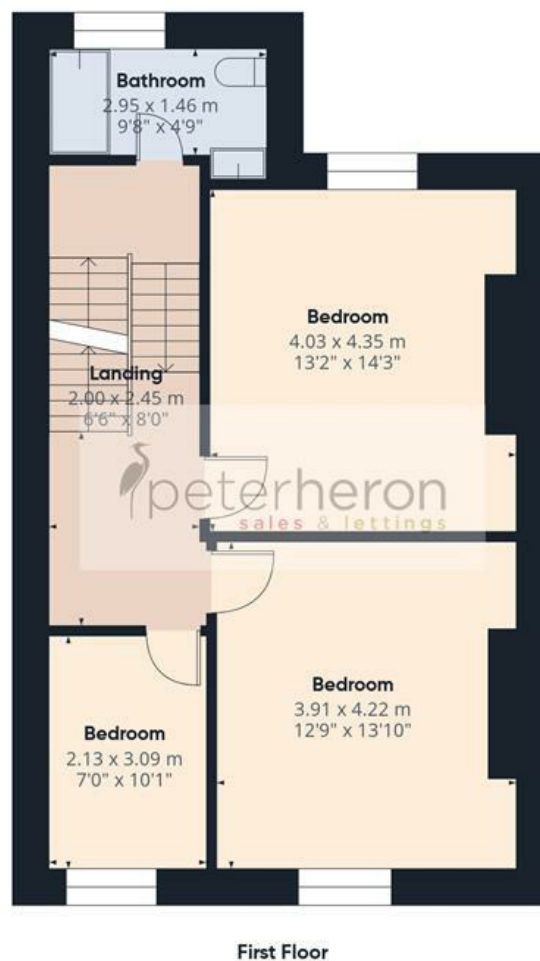
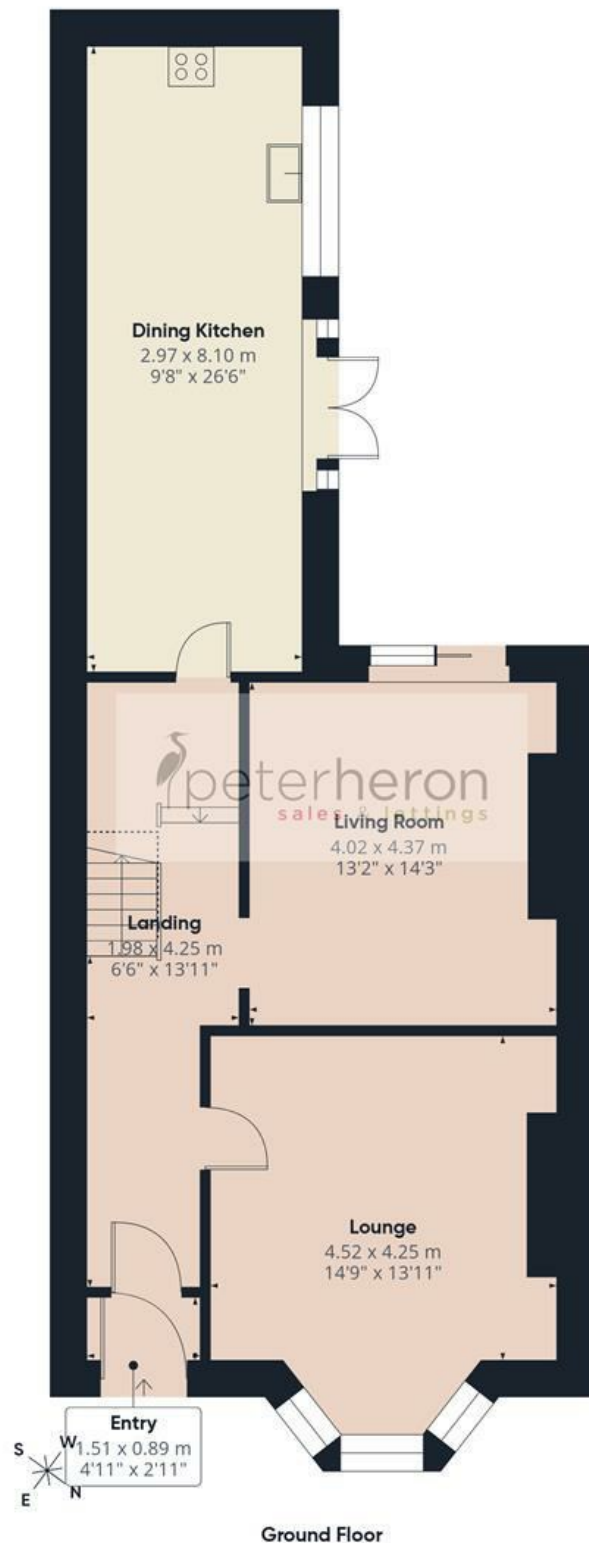
MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



Visit www.peterheron.co.uk or call **01915103323**

Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate total area⁽¹⁾

180.9 m²

1949 ft²

Reduced headroom

5.8 m²

62 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.

GIRAFFE360