









An impressive three bedroom mid terrace house, featuring a 27ft dining kitchen and many superb period features with tall ceilings, decorative plasterwork, deep skirting boards and beautiful fireplaces. Internally the property is very well presented throughout, accessed via an entrance vestibule leading through to a reception hall with staircase to the first floor. There are two generous reception rooms, and a fabulous dining kitchen is fitted with an excellent range of modern units, granite worktops and French doors to the rear courtyard. To the first floor there is a spacious landing with Velux window, three bedrooms, modern bathroom incorporating a shower cubicle and a separate wc. There is a fixed staircase leading up to an excellent loft space, floored and plastered throughout with three Velux windows, radiators and fitted wardrobes. Externally there is a low maintenance garden to the front and an attractive courtyard to the rear with roller shutter access door. Situated on the highly regarded Ewesley Road, this ideal location is close to local amenities, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

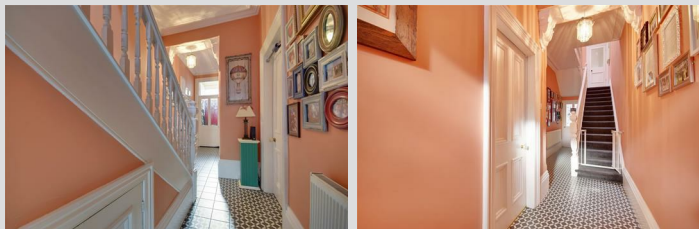
Ground Floor

Access via entrance door to

Entrance Vestibule

Inner door leading through to

Reception Hall



Beautiful tiled floor, staircase to first floor, understairs storage cupboards and radiator.

Lounge 17'7" into bay x 14'8" into alcove



Double glazed bay window to front, radiator and an impressive period fireplace with open fire, coving and decorative plasterwork to the ceiling and ceiling rose. Fitted cupboards and shelving into alcove.

Sitting Room 14'4" x 12'5" into alcove



Double glazed French door leading out to rear courtyard, radiator and period fireplace with open fire. Exposed floor boards, fitted cupboards and shelving into alcoves, coving, ceiling rose and picture rail.

Dining Kitchen 27'7" x 9'9"



Generously proportioned dining kitchen fitted with an excellent range of wall and base units with granite work surfaces over incorporating a sink unit, space has been provided for a range style cooker, dishwasher and American style fridge freezer, tiled floor and two double glazed windows, radiator and double glazed French door leading out to rear courtyard.

First Floor Landing



Velux window providing natural light. Fixed stairs leading up to the loft space.

Bedroom 1 15'1" x 10'7" not including fitted wardrobes



Double glazed window to front, radiator, period fireplace with open fire and fitted wardrobes into alcoves.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 14'0" x 12'5" into alcove



Double glazed window to rear, radiator and coving to ceiling.

Bedroom 3 6'5" x 11'2"



Double glazed window to front and radiator.

Bathroom



Period style suite comprising of pedestal washbasin, roll top bath and step in shower cubicle with rainforest style shower, tiled floor, part tiled walls, chrome ladder style radiator and double glazed window.

Separate WC

Fitted with WC, part tiled walls and double glazed window.

Loft Space



This spacious loft has three Velux windows providing generous natural light and built in wardrobes with shelving and hanging space.

Outside



Town garden to the front whilst to the rear there is an attractive courtyard with a wider than average roller shutter access door, gravelled area and raised planters and there is the benefit of an outdoor hot water tap and outside electric points.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

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

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy

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MAIN ROOMS AND DIMENSIONS

themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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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.

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Fawcett Street Viewings

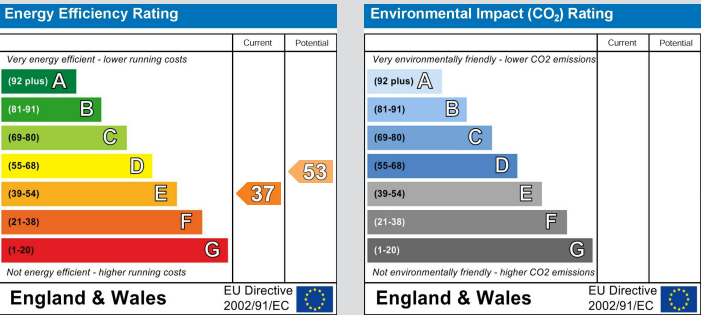
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.



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