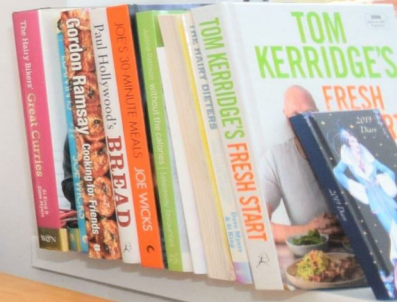




THE *Pilmore*
KITCHEN
COOKING MEMORIES SINCE 1991





A beautifully presented home, featuring a stylish interior, blending contemporary detail with impressive period features, available for sale with no upper chain involved. Internally the accommodation is accessed via an entrance vestibule, leading through to an attractive hall with staircase to the first floor. There are two generously proportioned reception rooms, both with period fireplaces and there is a superb kitchen with a vaulted ceiling that leads through to a useful utility. On the first floor there are three bedrooms and a family bathroom. Externally there is a town garden to the front and a yard to the rear with roller shutter access door. Benefits of the house include double glazing and gas central heating to radiators. This most convenient location provides excellent access to local amenities, shops and schools as well as to Sunderland Royal Hospital transport connections. We strongly recommend arranging a viewing to fully appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

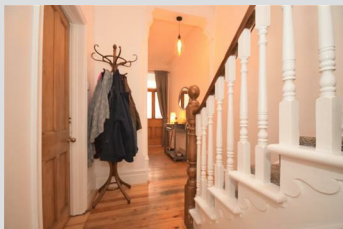
Ground Floor

Access via entrance door to

Entrance Vestibule

Inner door to

Hallway



Stripped and varnished floorboards, two central heating radiators, built in storage cupboards and staircase to first floor.

Lounge 16'4" into bay x 14'1" into alcoves



Double glazed bay window to front, central heating radiator and impressive period fireplace with open fire, stripped and varnished floorboards, decorative cornicing and picture rail.

Dining Room 11'11" into alcoves x 13'8"



Double glazed French door to rear courtyard, central heating radiator, stripped and varnished floorboards and period fireplace with open fire.

Kitchen 13'5" x 7'7"



Modern free standing base units with wood worktops incorporating an inset sink unit, integrated electric oven and gas hob, double glazed windows, vaulted ceiling with a velux window providing additional natural light, wall mounted central heating boiler.

Utility 6'9" x 5'5"

Fitted base unit with wood worktop over and space below for the inclusion of white goods, vaulted ceiling and double glazed door to courtyard.

Half Landing

Bathroom



Superb period style suite comprising of a low level WC, pedestal washbasin and free standing rolled top bath with shower attachment over, central heating radiator, two double glazed windows, tiled floor and part tiled walls.

First Floor Landing

Velux window providing natural light, and central heating radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 16'8" into bay x 11'0"



Double glazed bay window to front and central heating radiator.

Bedroom 2 13'10" x 11'2"



Double glazed window to rear and central heating radiator.

Bedroom 3 10'1" x 6'1"



Double glazed window to front, velux window and central heating radiator.

Outside

Town garden to front whilst to the rear there is a courtyard with roller shutter access door.

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

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 themselves in this respect.

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.

Important Notice

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.

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

Visit www.peterheron.co.uk or call 0191 510 3323

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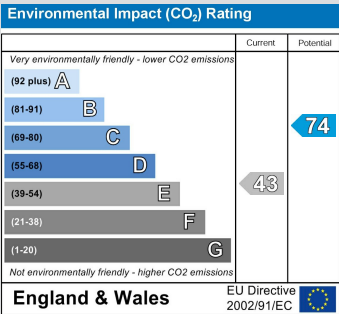
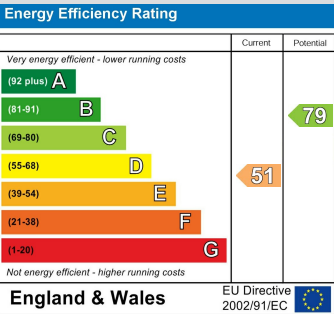
MAIN ROOMS AND DIMENSIONS

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.



Visit www.peterheron.co.uk or call 0191 510 3323

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