









A stunning Arts & Crafts style semi detached home situated proudly in a highly desirable stretch of Side Cliff Road, just a stones throw from Roker Park and the sea front.

The property itself dates back to Edwardian times and occupies a wonderful position on a generous plot with gorgeous gardens to the rear. With high quality Bespoke fittings throughout, rarely does a property of this calibre come onto the open market and will certainly prove to be very popular!

The property features a hardwood double glazed porch, stunning reception hall, lounge, dining room, huge living kitchen with garden room and separate utility, ground floor WC, three first floor bedrooms all with Bespoke fitted wardrobes and a lovely modern bathroom suite. At second floor level there is a converted loft suitable for a variety of uses and will no doubt appeal to all families.

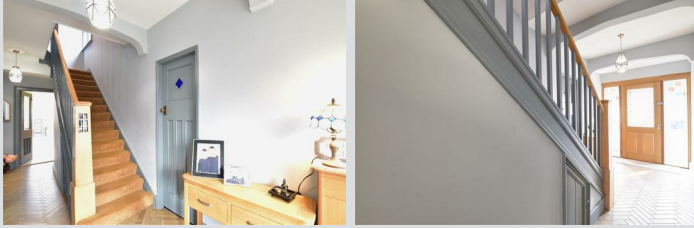
Benefiting from gas central heating and UPVC double glazing, and with well presented gardens to the front and a large drive leading to a garage, this wonderful home is walking distance from all amenities including shops, restaurants, bars and award winning Blue Flag beaches and is expected to be the subject of considerable interest and should therefore be viewed as a matter of urgency!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Hardwood Entrance Porch

Reception Hallway



Bespoke staircase, Herringbone design wood effect porcelain tile floor, radiator, interconnecting door to garage.

Ground Floor WC



Low level WC and washbasin. access via the hall there is also a Jack & Jill door leading to

Utility Room 4'4" x 13'3"

Space and plumbing for automatic washing machine, wall units, wall mounted gas combination boiler serving hot water and radiators.

Lounge 16'5" x 12'5"



Feature fireplace with cast iron multi fuel stove, stone surround and grannite hearth, UPVC double glazed bay window to front with radiator. Open plan to

Sitting Room 16'5" x 11'8"

UPVC double glazed bay window overlooking rear gardens, fitted cupboards to alcoves, radiator

Living Kitchen 26'8" x 13'11"



A wonderful space perfect for families and entertaining and boasting an extensive range of bespoke fitted cupboards, drawers and cabinets and with marble working surfaces incorporating a Belfast sink and second circular sink unit set within a stunning circular peninsular, large Inglenook opening with fitted cupboards and additional worktops

together with a Mercury professional stove oven. Velux windows to vaulted ceiling. In addition there space for American style fridge freezer and integrated dishwasher. Lovely part glazed double doors leading into the reception hall. This room has an open plan arrangement with a large garden room.

Garden Room



Hard wood timber framed double glazed, with French doors leading out into spacious rear gardens.

First Floor Landing

Window to side.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 (front) 14'5" x 12'1"



UPVC double glazed window to front, radiator, Bespoke fitted wardrobes and headboard.

Bedroom 3 (front) 6'9" x 7'11"



UPVC double glazed corner feature window with views down towards the sea, single radiator.

bath with overhead shower and glass screen - white suite with wall and floor tiles, fitted shelving, ladder design heated towel rail, UPVC double glazed window to rear.

Converted Loft 13'4" x 15'3"



Velux window, storage within eaves, radiator, electric points and lighting, carpeted throughout.

Bedroom 2 (rear) 10'11" x 13'3"



UPVC double glazed window to rear, radiator, turned staircase providing access into converted loft.

Family Bathroom



Low level WC, pedestal washbasin and P shaped panel

Outside



Lawned gardens to the front with a drive providing off street parking for two cars leading to attached brick a GARAGE with double side hinged hardwood doors with stained glass. Spacious enclosed gardens to the rear with generous lawns and patio seating area accessed directly from garden room

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together with a large patio with lounge seating area perfect for alfresco dining and day long sunshine. In addition there is a large garden shed ideal for use as a home office or simply for storage.

Council Tax Band

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

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. 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 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 Part 2

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.

Sea Road Viewings

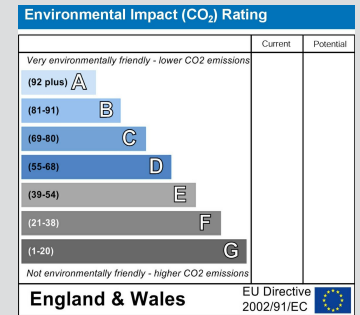
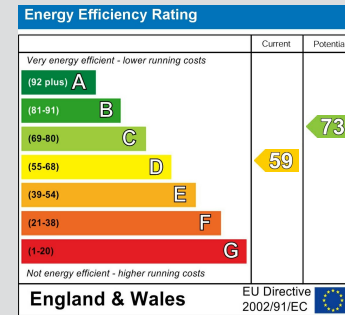
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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