















An impressive four bedroom mid terrace home with spacious rooms and beautiful period features, including an ornate fireplace and tall ceilings with coving and decorative plasterwork. Internally there is an entrance vestibule, leading through to a wonderful reception hall with staircase to the first floor. There is an attractive lounge with bay window, a separate dining room, superb breakfasting kitchen, useful utility room and downstairs wc. On the first floor there is a spacious landing, four bedrooms, upgraded contemporary bathroom and separate wc. Benefits of the property include gas central heating to radiators and a courtyard to the rear with remote control roller shutter access door. This convenient location is ideal for access to local amenities, shops and schools as well as providing excellent transport connections. We highly advise viewing in order to fully appreciate the space and character this outstanding home has to offer.



# MAIN ROOMS AND DIMENSIONS

## 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.

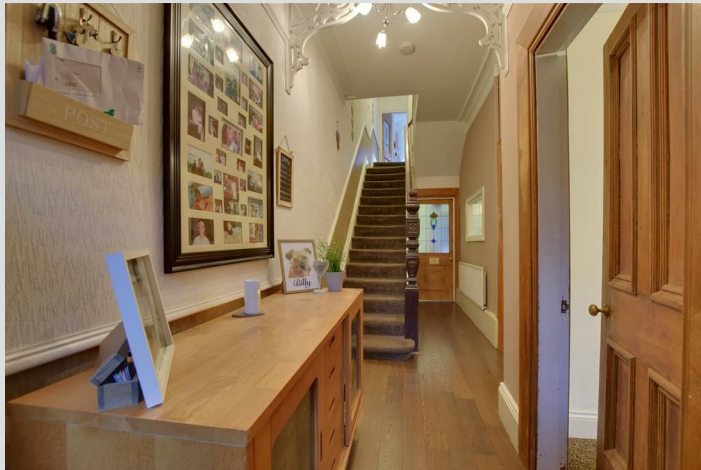
## Ground Floor

Access via entrance door to

## Entrance Vestibule

Tiled floor and door leading through to

## Reception Hall



Staircase to first floor with understairs storage cupboards, two radiators.



Lounge 13'5" into alcove x 15'11" into bay



Double glazed bay window to front, radiator, beautiful period fireplace, coving to ceiling and picture rail.

## Beautiful Period Fireplace



Dining Room 14'2" x 12'2" into alcove



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

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# MAIN ROOMS AND DIMENSIONS

**Breakfasting Kitchen 14'2" x 8'11" maximum**



Fitted with a range of wall and base units with work surfaces over incorporating a double sink unit, breakfast bar, integrated oven, hob and dishwasher, space for fridge freezer, tiled floor, radiator, double glazed window.

**Utility 6'7" x 5'0"**



Fitted base unit with work surface over, space for washing machine, double glazed door to courtyard, wall mounted boiler, tiled floor, double glazed window.

**First Floor Landing**



Built in storage cupboards.

**Bedroom 1 14'3" x 10'11"**



Double glazed window to rear, radiator and fitted wardrobes.



**Ground Floor WC**



Low level Wc

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**Bedroom 2 15'10" into bay x 9'4" not including fitted robes**



Double glazed bay window to front, radiator and fitted wardrobes.

**Bedroom 3 12'1" into bay x 7'10"**



Double glazed bay window to rear and radiator.

**Bedroom 4 9'6" x 6'5"**



Double glazed window to front and radiator.

## Bathroom



Fitted with a contemporary suite comprising of a washbasin set into vanity unit and P shaped bath with mains shower

over, radiator with heated towel rail, tiled floor and walls, double glazed window.

## Separate WC

Low level WC, tiled floor, part tiled walls and single glazed window.

## Outside



Generous courtyard to the rear with remote control roller shutter access door.

## Council Tax Band

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

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

## 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

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# MAIN ROOMS AND DIMENSIONS

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.

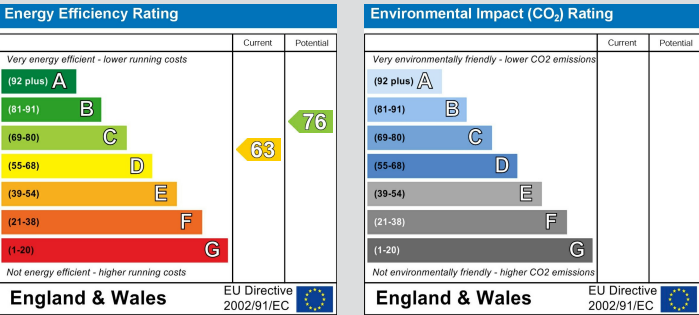
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in 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.

### 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.



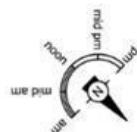
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Ground Floor  
Approximate Floor Area  
(67.42 sq.m)



First Floor  
Approximate Floor Area  
(68.37 sq.m)