









The Coach House is an impressive detached property, occupying a superb position within this gated development in the highly regarded Ashbrooke Conservation Area. Internally the property provides a stunning stylish interior, comprehensively upgraded blending attractive character features with modern enhancements. Accessed via a reception hall with a beautiful tiled floor and a staircase to the first floor. There is a spacious lounge and a fabulous, kitchen / diner, fitted with an excellent range of units and a selection of integrated appliances. Completing the ground floor is a useful, modern shower room/wc. To the first floor there are two double bedrooms, both with fitted wardrobes and a luxury bathroom/wc. Externally the property benefits from a parking space, along with the use of the wonderful, well maintained communal gardens with lawned areas and mature planting. Ideally located close to a range of local amenities and well-regarded schools, the property also benefits from excellent transport links to Sunderland City Centre and wider road networks. We highly recommend arranging a detailed inspection to fully appreciate this exceptional home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

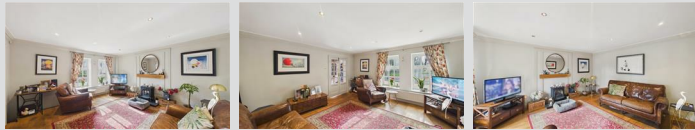
Access via wooden, stained glass entrance door.

### Reception Hall



Radiator and stairs to first floor with storage under.

### Lounge 14'6" x 15'2"



2x double glazed windows to front, radiator and feature fire.

### Kitchen/Diner 17'1" x 15'1"



Range of wall and base units with countertops over incorporating a single bowl undermount sink and drainer unit with mixer tap. Integrated double oven, electric hob and hood, fridge freezer and dishwasher. Space for washing machine. 2x double glazed windows and radiator.

## Shower Room



Low level WC, washbasin and walk in shower cubicle, heated towel rail.

## First Floor Landing



Skylight.

### Bedroom 1 13'5" x 9'1"



Double glazed window to front and skylight, storage cupboard and built in wardrobes. Double radiator.

### Bedroom 2 12'4" x 14'0"



Double glazed window, double radiator and built in wardrobes.

## Bathroom



Low level WC, washbasin and free standing bath, double glazed window and chrome heated towel rail.

## Outside



Stunning Communal gardens and private parking.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property has a share of the freehold with a Lease Term of 125 years from 1/1/1997 and the Ground Rent is £0.

The communal fee is £30.00 per month.

Ground rent review period (year/month) - to be confirmed

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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.

## Fawcett Street Viewings

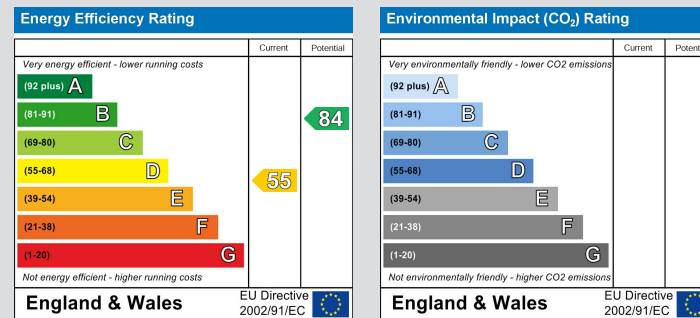
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**

103.9 m<sup>2</sup>

1118 ft<sup>2</sup>

**Reduced headroom**

7.6 m<sup>2</sup>

82 ft<sup>2</sup>

(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.

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