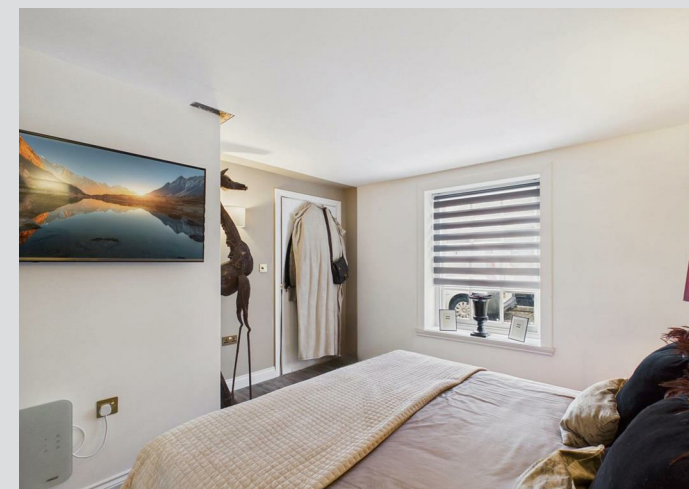










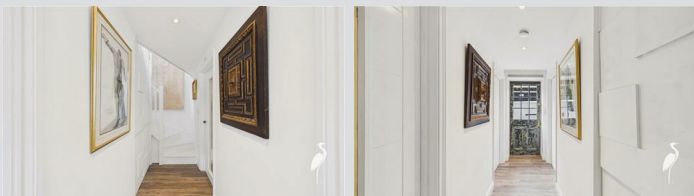
This exceptional detached property has been comprehensively upgraded and modernised to provide a most impressive standard of accommodation on this private, cobbled lane, within the highly regarded Ashbrooke Conservation Area. Internally the property provides a stunning interior, including to the ground floor of a reception hall with staircase to the first floor, two double bedrooms and a superb contemporary shower room/wc. To the first floor there is a fabulous open plan living area and kitchen, the kitchen is fitted with an excellent range of stylish units, breakfast bar and selection of integrated appliances. Ideally located on the periphery of the city centre, the property is ideally placed for access to shops, cafes, bars and restaurants, as well as providing excellent transport connections. We highly recommend arranging a detailed inspection to fully appreciate this outstanding home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via wooden entrance door into

Reception Hall



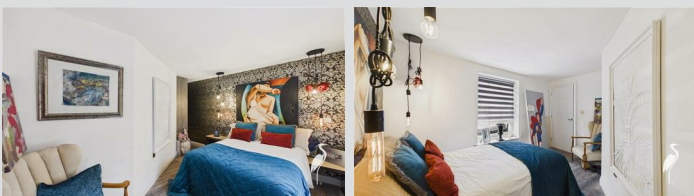
Stairs to first floor with storage under, doors to bedrooms and shower room.

Bedroom 1



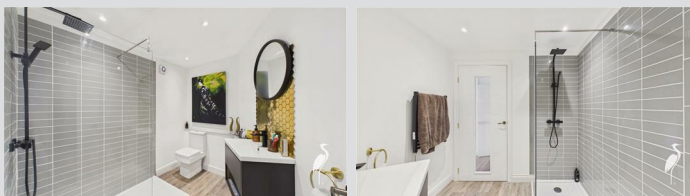
Double glazed window to front, electric heater and walk in wardrobe.

Bedroom 2



Double glazed window to front and walk in wardrobe.

Shower Room

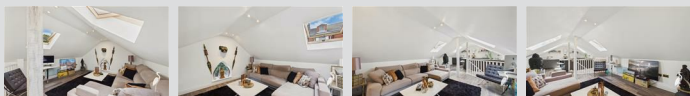


Walk in dual head waterfall shower cubicle, low level wc and hand wash basin set into vanity unit and a heated towel rail.

First Floor

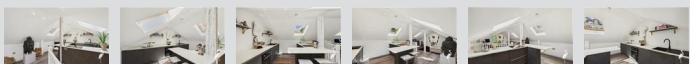
Open plan living & kitchen space.

Living Area



Two Velux windows and a single glazed feature window.

Kitchen Area



A range of modern wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with electric hob, washing machine, dishwasher, low level fridge and freezer. Two Velux windows.

Tenure FH

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

Council TaxBand

The Council Tax is Band B.

Important Notice

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.

Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Visit www.peterheron.co.uk or call **01915103323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

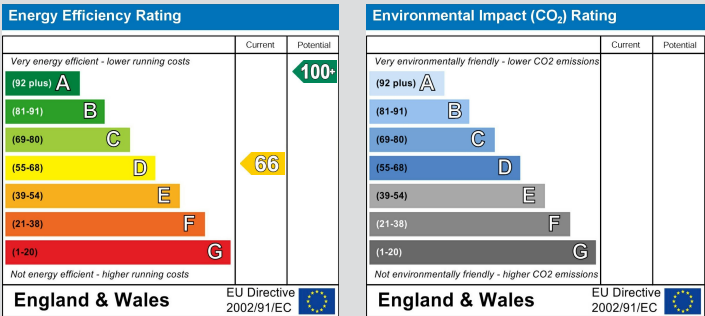
MAIN ROOMS AND DIMENSIONS

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

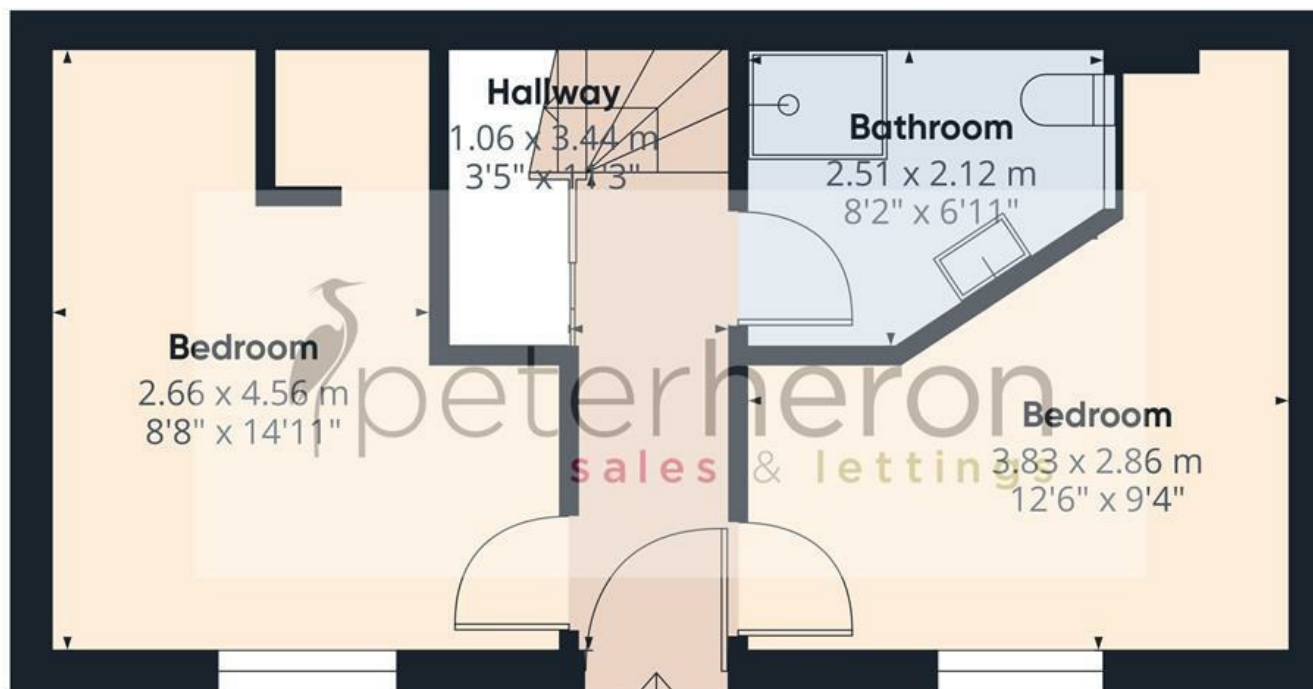
Ombudsman

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 **01915103323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor



First Floor

Approximate total area⁽¹⁾

70.2 m²

756 ft²

Reduced headroom

10.9 m²

117 ft²

(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.

GIRAFFE360

