









A substantial four bedroom mid terrace home, situated on Otto Terrace, off Thornholme Road, close to local amenities, shops, schools and Sunderland City Centre as well as providing transport links to surrounding areas. Internally the accommodation is accessed via an entrance vestibule, leading through to a reception hall, two reception rooms and a modern breakfasting kitchen. On the first floor there are four bedrooms, a bathroom and separate wc. Externally there is a small forecourt to the front, courtyard to the rear and a garage. Early viewing is highly recommended to appreciate the spacious living space of this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Vestibule

Inner door to hall.

Reception Hall



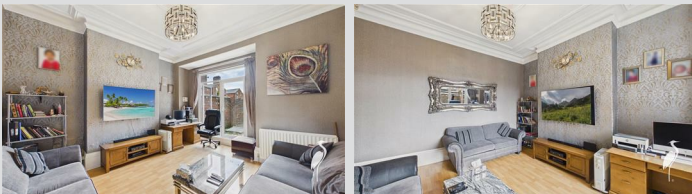
Radiator and stairs to first floor with storage under.

Lounge 15'5" x 12'10"



Double glazed bay window to front, double radiator and feature fireplace.

Sitting Room 13'10" x 16'3"



UPVC double glazed French patio doors to rear garden and radiator.

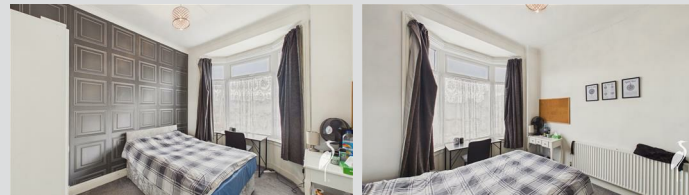
Breakfasting Kitchen 9'10" x 22'3"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Rangemaster oven with 5 burner gas hob and hood. Space for washing machine, American style fridge freezer, dishwasher and tumble dryer. Radiator, two double glazed windows and UPVC door to rear.

Half Landing

Bedroom 3 10'0" x 12'11"



Double glazed bay window to rear and radiator.

Bathroom



Low level WC and washbasin vanity unit, bath with shower over, double glazed window and chrome heated towel rail.

Separate WC



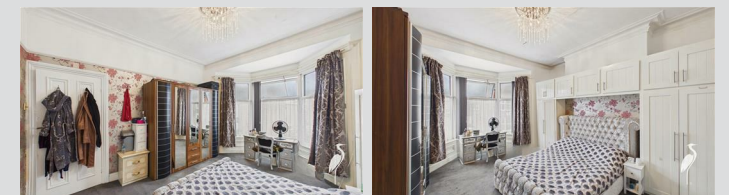
Low level WC and washbasin set into vanity unit, double glazed window.

First Floor Landing



Built in storage and access point to loft.

Bedroom 1 13'10" x 13'1"



Double glazed bay window to front, double radiator and built in wardrobes and storage.

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

Bedroom 2 13'11" x 13'10"



Double glazed window to rear and radiator.

Bedroom 4 6'3" x 9'8"



Double glazed window to front and radiator.

Outside



Low maintenance courtyard to rear with wooden gate to access rear.

Garage 13'3" x 17'1"

Access via roller shutter. Double glazed window to rear and wooden door to garden.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. 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

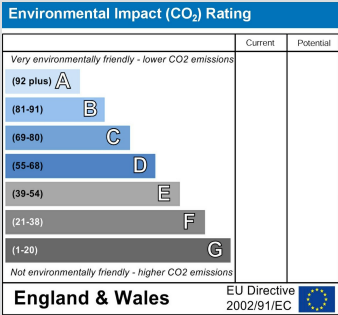
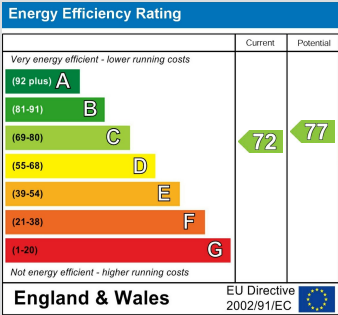
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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 01915103323

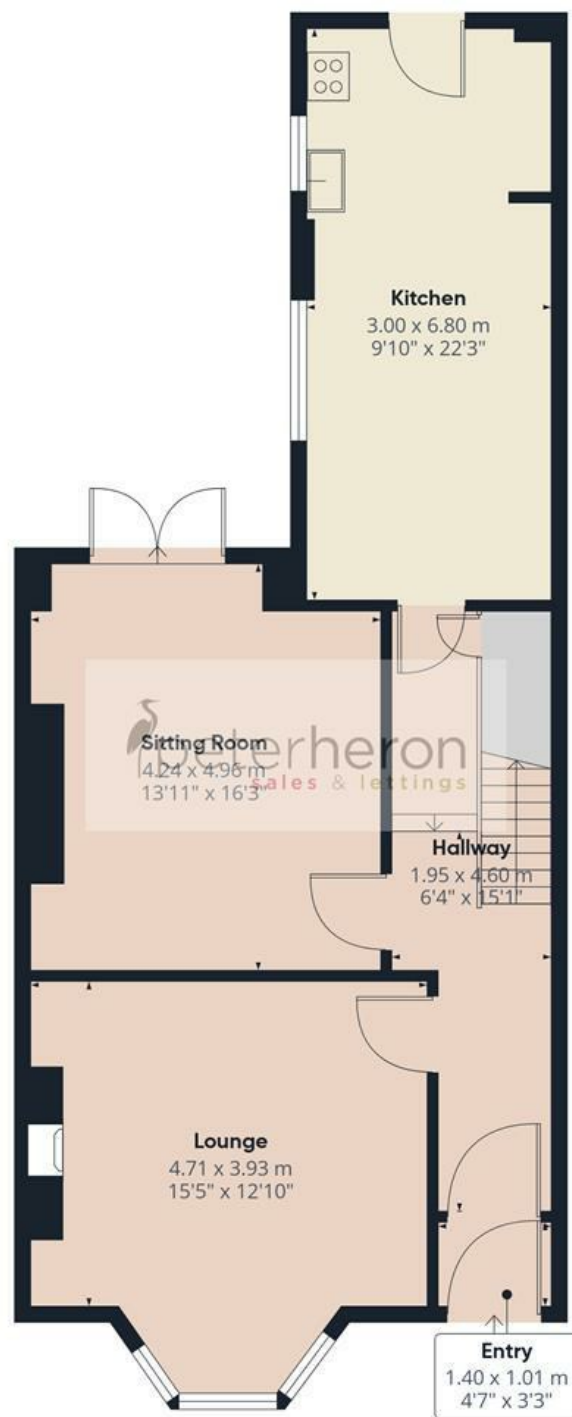
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

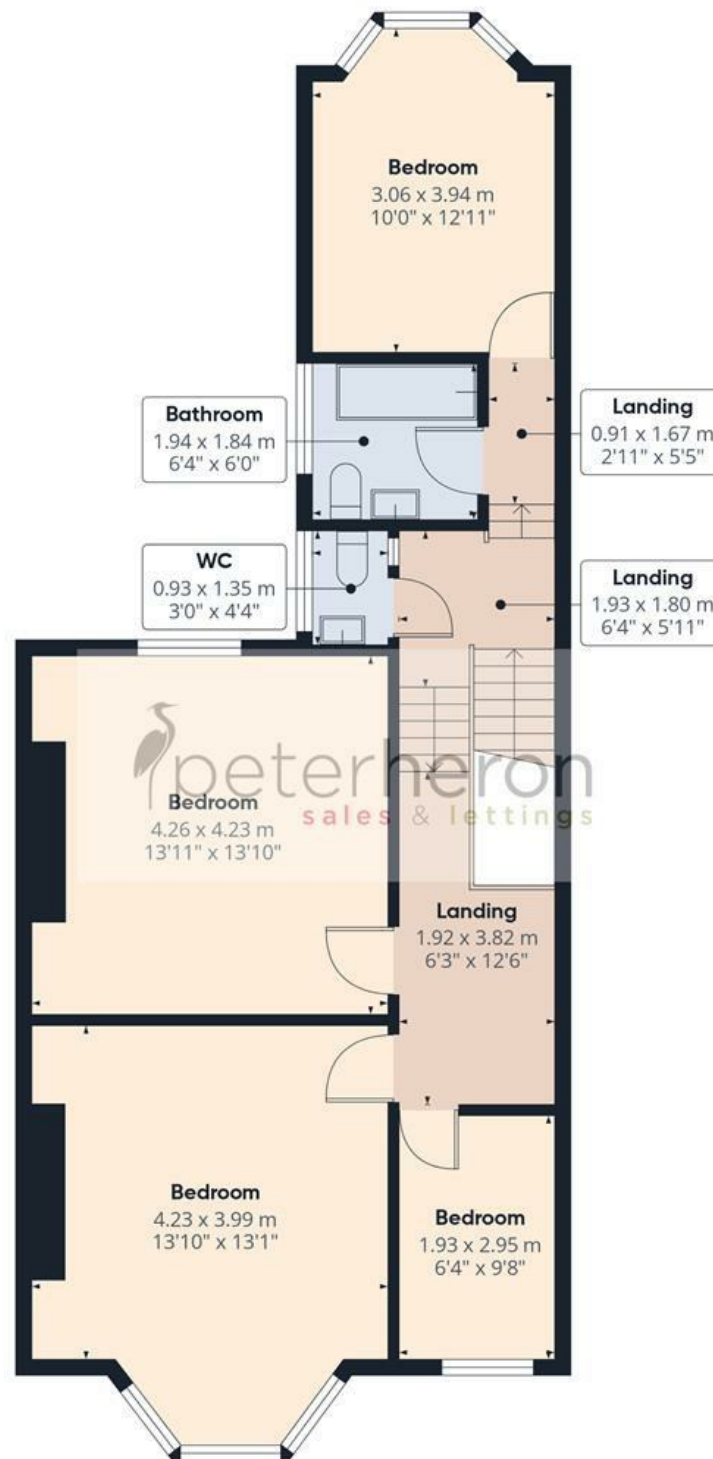


Visit www.peterheron.co.uk or call **01915103323**

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



Ground Floor



First Floor Building 1

Approximate total area⁽¹⁾

144 m²

1549 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360