









An imposing and substantial three storey building consisting of a four bedroom maisonette over the two top floors and a one bedroom ground floor flat. Both properties are accessed via a communal entrance lobby at ground floor level with the ground floor flat briefly comprising of a spacious lounge with bay window to the front, a double bedroom, an inner hall, shower room/wc and a superb, modern breakfasting kitchen. The maisonette has a hall at ground floor level with staircase to the first floor, where there is an attractive lounge with a delightful fireplace, a breakfasting kitchen, separate wc, bathroom and two bedrooms. From the first floor landing a staircase leads to the top floor where there are two further bedrooms. The maisonette features a garden to the front, a courtyard to the rear (the ground floor flat has a right of access over this) and a generous garage / workshop with a versatile first floor level. The property enjoys a most convenient situation close to Sunderland City Centre, excellent local amenities, shops and schools as well as providing extensive transport connections including road links and the Metro System. Please note that the properties are offered for sale as a collective however they are registered on separate titles. We highly advise arranging a detailed inspection to appreciate the space and versatility of the accommodation, along with the character and convenient location on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor Flat - Flat 1, 5 Ashmore Terrace



Communal Entrance

Accessed via entrance door. Inner door to private accommodation.

Lounge 16'11" x 19'5"



Bay to front with single glazed sash windows, radiator and impressive feature fireplace. Door to bedroom.

Bedroom 15'6" x 16'4"



UPVC double glazed window to rear, radiator and door to inner hall.

Inner Hall



2sx built in cupboards.

Rear Lobby

Door to rear.

Breakfasting Kitchen 11'7" x 11'10"



Range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker, fridge freezer, dishwasher and washing machine, 2x UPVC double glazed windows and radiator.

Shower Room



Low level WC, pedestal washbasin and walk in shower with electric shower, radiator and UPVC double glazed window.

Outside

The ground floor flat has a right of access over the courtyard which is owned by the upstairs maisonette.

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MAIN ROOMS AND DIMENSIONS

Maisonette - Flat 2, 5 Ashmore Terrace



Communal Entrance

Access via entrance door. Door to private reception hall.

Reception Hall



Staircase to first floor.

First Floor



UPVC double glazed window to side, built in storage cupboard, staircase to top floor.

Lounge 14'4" x 16'9"



UPVC double glazed window to rear, feature decorative fireplace with electric fire.

Breakfasting Kitchen 11'8" x 14'5"



Fitted with a range of wall and base units with work surface

incorporating sink unit, space for cooker, fridge and washing machine, single glazed window and door to rear external stairs providing access to the courtyard.

Bathroom



Washbasin set into vanity unit and panel bath, airing cupboard and UPVC double glazed window.

Separate WC



Low level, mini washbasin and UPVC double glazed window.

Bedroom 1 14'5" x 16'6"



Bay window to front with single glazed sash window.

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Bedroom 2 7'4" x 12'4"



Single glazed sash window to front.

Top Floor Landing



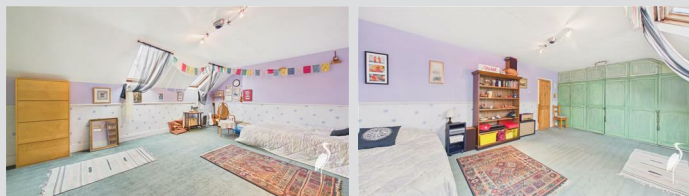
Skylight window and built in storage area to the half landing.

Bedroom 3 19'7" x 14'0"



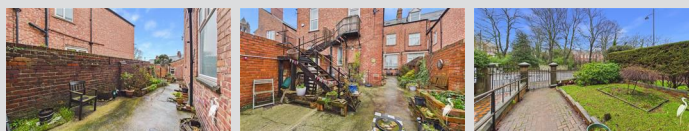
2x skylight windows and fitted wardrobes.

Bedroom 4 13'11" x 12'7"



Skylight window.

Outside



Attractive garden to the front and courtyard to the rear.

Garage/Workshop 16'3" x 25'9"

A spacious and versatile space with remote control roller shutter access door, door providing access to the courtyard and staircase leading up to the first floor area, 2x Velux windows.

Council Tax Band

The Council Tax Band is Band A for Flat 1.
The Council Tax Band is Band B for Flat 2.

Tenure

We are advised by the Vendors that the first of the titles TY11787 is freehold and relates to the whole of the building which is subject to a lease under title TS216228 for the ground floor flat. As it stands the property is held on a South Tyneside Flat Scheme.

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.

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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

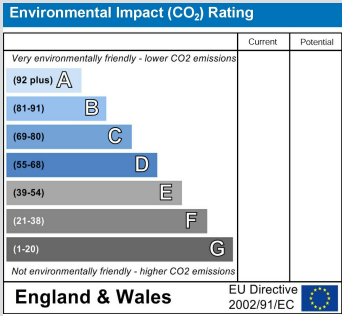
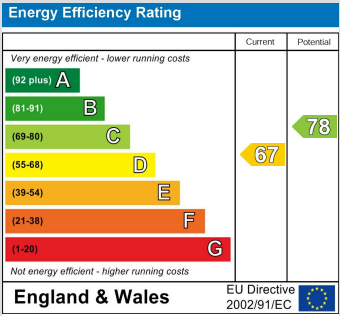
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

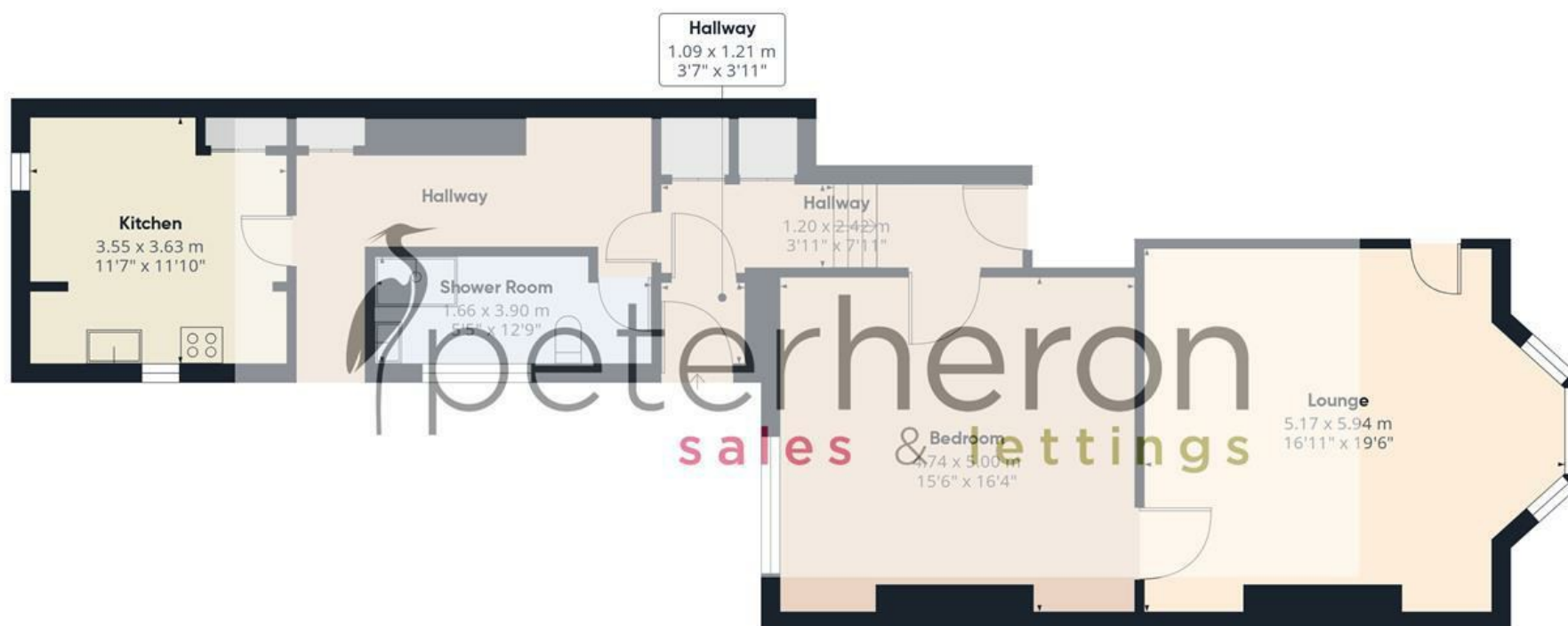
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Approximate total area⁽¹⁾

79.4 m²
855 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.

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