















A substantial, four bedroom mid terrace house with attractive period features, situated within this popular area of Grangetown. Internally, the spacious accommodation is arranged over two floors and comprises of an entrance vestibule, reception hall, lounge with bay window and multi fuel burning stove, separate dining room, a 26ft breakfasting kitchen, useful utility and a ground floor shower room. To the first floor there are four well-proportioned bedrooms and a family bathroom. Features of the property include gas central heating to radiators and an attractive yard to the rear with an up and over access door. This conveniently located home ideally positioned for local amenities, shops and schools, as well as for Sunderland City Centre and offers transport to surrounding areas. We highly recommend arranging a viewing of this attractive and generous home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

## Entrance Vestibule

Inner door to

## Reception Hall



Staircase to first floor, understairs storage cupboard, tiled floor and central heating radiator.

## Lounge 15'5" into bay x 13'8" into alcove



Single glazed bay window to front, central heating radiator, feature fireplace with multi fuel burning stove, decorative cornicing and plasterwork, ceiling rose.

## Dining Room 14'3" x 12'0"

Maximum measurements into alcoves, double glazed sealed unit window to rear, central heating radiator and coving to ceiling.

## Breakfasting Kitchen 26'3" x 9'7"



This spacious kitchen is fitted with a range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, tiled floor, central heating radiator, space for gas range style cooker, double glazed sealed unit windows to side and door to utility.

## Utility 9'1" x 5'0"

Work surface with space below for white goods and tiled floor, double glazed door to yard. Door to shower room.

## Shower Room

Fitted with low level WC, mini washbasin and shower area, tiled floor and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## First Floor Landing



Built in storage cupboard.

## Bedroom 1 14'4" x 12'1" into alcove



Double glazed window to rear, central heating radiator and coving to ceiling.

## Bedroom 2 15'5" into bay x 12'2" into alcove



Single glazed bay window to front, central heating radiator.

## Bedroom 3 10'2" x 9'6"



Double glazed square bay window to rear, central heating radiator and built in cupboard housing the hot water cylinder.

## Bedroom 4 9'4" x 6'0"

Single glazed window to front and central heating radiator.

## Family Bathroom



Low level WC, pedestal washbasin and panel bath with shower attachment over, chrome ladder central heating radiator, part tiled walls and single glazed window.

# MAIN ROOMS AND DIMENSIONS

## Outside



Small town house to front whilst to the rear there is an attractive yard with up and over door.

### Important Notice

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. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be 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

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### Important Notice

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.

### 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.

### Viewings

To arrange an appointment to view this property please contact us on 0191 5103323, Option1 or book viewing online at peterheron.co.uk

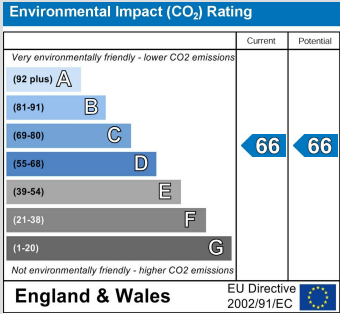
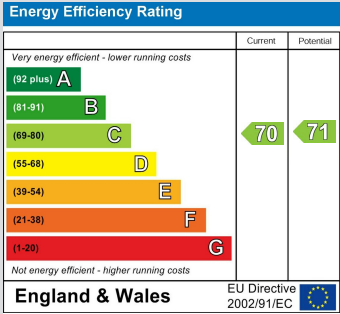
### Opening Times

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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