

A beautifully appointed three / four bedroom town house, enjoying a wonderful position within this sought after and leafy Conservation area of Ashbrooke. Internally the substantial accommodation is laid out over three floors and is accessed via an entrance vestibule, leading through to a reception hall with staircase to the first floor. An inner hall provides access to a cloakroom/wc, utility and fourth bedroom / reception room with patio doors to the rear garden. On the first floor there is a fabulous 24ft lounge / dining room, featuring a dual aspect and patio doors out to the balcony that overlooks the garden and impressive communal grounds beyond. There is a stunning contemporary fitted breakfasting kitchen, fitted with an excellent range of units, granite worksurfaces and integrated appliances. To the top floor there is a master bedroom with fitted wardrobes and modern en-suite shower room/wc, two further bedrooms and a family bathroom/wc. Externally there is a driveway, an integral double garage with remote control access door, private rear garden and delightful, well-maintained communal grounds. This popular and sought after location, offers convenient access to local amenities, as well as providing excellent links to surrounding areas and major road connections. We highly advise viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Vestibule

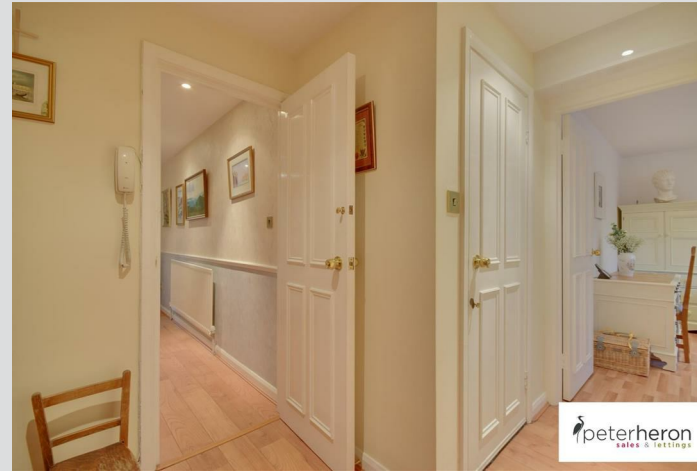
Inner glazed door to hallway.

Reception Hall



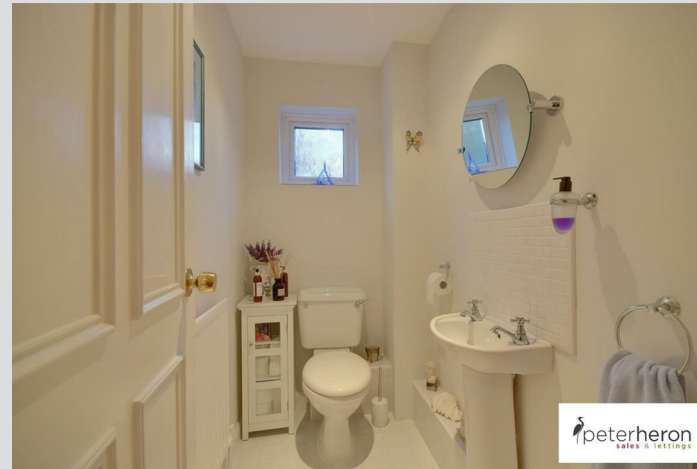
Impressive hallway with staircase to first floor, radiator and door to inner hall.

Inner Hall



Door to garage.

Cloakroom/WC



Low level WC and pedestal washbasin, radiator and double glazed window.

Utility 5'7" x 6'8"



Fitted wall and base units with working surfaces over incorporating sink and drainer unit, space washing machine and tumble dryer, wall mounted boiler and doors to rear garden.

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MAIN ROOMS AND DIMENSIONS

Bedroom 4/Reception Room 11'6" x 10'5"

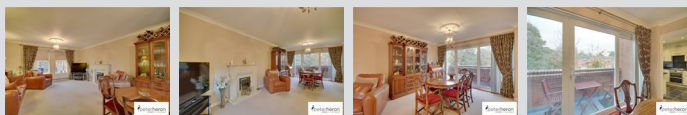


This versatile room could be utilised as a fourth bedroom or an additional living space, double glazed patio doors leading out into rear garden and radiator.

First Floor Landing

Double glazed window to front, radiator and staircase continues up to top floor.

Lounge/Dining Room 24'4" x 15'7" narrowing to 12'1"



This superb room enjoys a dual aspect with two double glazed windows to front, double glazed patio door leading out onto Balcony at the rear, and a radiator.

Balcony



Enjoying delightful aspect over the garden and communal grounds beyond.

Breakfasting Kitchen 10'3" x 9'10"

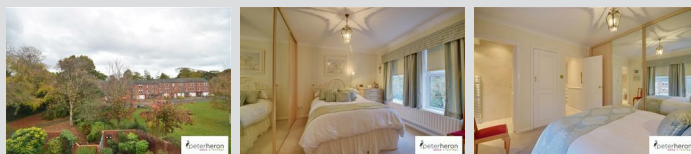


A stunning contemporary kitchen fitted with a range of wall and base units with granite work surfaces over incorporating inset sink unit, integrated appliances include a double electric oven, gas hob, fridge and dishwasher, tiled floor, radiator and double glazed window to rear.

Top Floor Landing

Built in cupboard.

Bedroom 1 12'2" x 9'11" not including wardrobes



Two double glazed windows to rear with views over the garden and communal grounds beyond, radiator, fitted sliding door wardrobes and built in cupboard.

En-Suite Shower Room



Low level WC, pedestal washbasin and step in shower cubicle with mains shower over, chrome ladder style radiator, tiled walls and floor, double glazed window.

Bedroom 2 12'2" x 11'9"



Two double glazed windows to the front and radiator.

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Bedroom 3 9'10" x 8'5" maximum



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

Family Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, chrome ladder radiator, tiled walls and floor, double glazed window.

Outside



Driveway to the front providing off street parking and access to the GARAGE whilst to the rear there is delightful garden. Residents also have the benefit of wonderful communal grounds.

Garage 17'10" x 15'8"

Integral garage with remote control access door, benefiting from power and lighting, internal door to inner hall.

Council Tax Band

The Council Tax Band is Band E.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/1/1978 and the Ground Rent and Service Charge is £110 every 6 months.

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

Any prospective purchaser should clarify this with their Solicitor.

Important Notice Part 1

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. 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 £179.00 by Movewithus Ltd. 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:-

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Important Notice Part 2

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

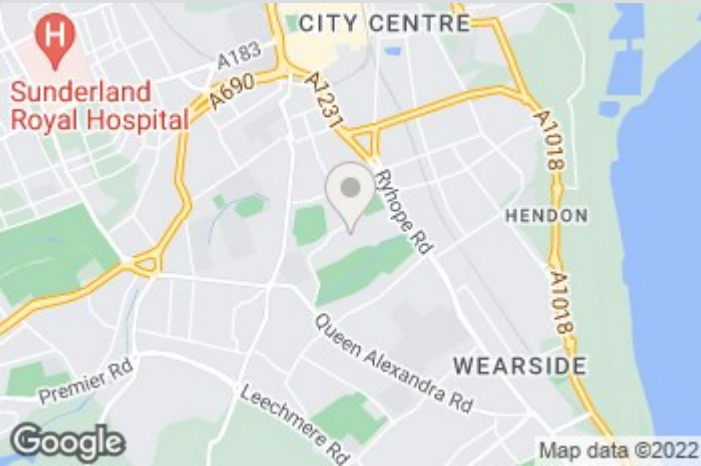
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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