









A superb four bedroom end terrace home, situated on this sought-after private road in Ashbrooke, enjoying a delightful open aspect to the front. The property retains many appealing period features, including tall ceilings, beautiful fireplaces, deep skirting boards and decorative plasterwork. Internally the attractive accommodation is accessed via an entrance vestibule that leads through to an impressive reception hall with staircase to the first floor. There are two generous receptions rooms, both with feature fireplaces and there is a kitchen / diner, fitted with a range of modern units. Completing the ground floor accommodation is a useful utility area and a cloakroom/wc. On the first floor there is a window providing natural light into the generous landing, there are four bedrooms and a family bathroom/wc. Externally there is a well-maintained town garden to the front whilst to the rear, a pleasant courtyard and a detached garage. This convenient location is ideally placed for access to local amenities, shops and schools as well as providing excellent transport links to surrounding areas. We highly advise arranging a detailed inspection in order to appreciate the wonderful location, spacious rooms and appealing character features of this charming home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Vestibule

Inner door to hallway.

Reception Hall



Stairs to first floor with storage under and electric wall mounted heater.

Lounge 15'0" x 14'10"



Double glazed bay window to front, decorative covered cornicing, three radiators and feature fireplace.

Sitting Room 16'11" x 16'4"



Double glazed window to rear, radiator and feature fireplace.

Kitchen/Diner 10'7" x 18'6"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer unit. Integrated dishwasher. Space for an oven and fridge freezer. Three double glazed windows to rear, gas fire and door to utility.

Utility



Providing space for washing machine and tumble dryer. Sliding door to WC and door to rear garden.

Ground Floor WC



Low level WC and washbasin, double glazed window to rear and electric wall mounted heater.

Half Landing



Single glazed window and radiator.

First Floor Landing



Access point to loft.

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 1 16'10" x 14'6"



Double glazed window to rear and radiator.

Bedroom 2 11'7" x 14'6"



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

Bedroom 3 7'8" x 10'10"



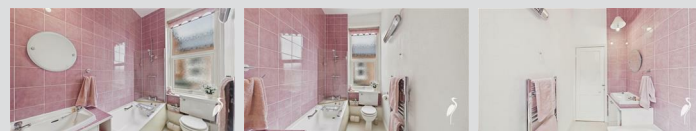
Double glazed window to front and radiator.

Bedroom 4 12'4" x 6'8"



Double glazed window to rear.

Bathroom



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

Outside



Externally there is a well-maintained town garden to the front whilst to the rear, a pleasant courtyard and a detached garage.

Garage 12'2" x 18'1"



Access via an electric shutter door. Single glazed windows and wooden door to garden.

Council Tax Band

The Council Tax Band is Band D.

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

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

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

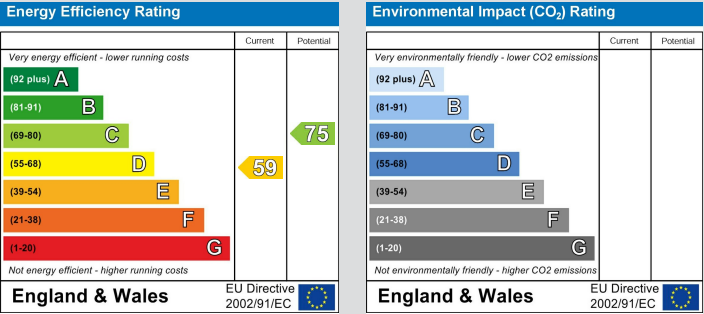
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

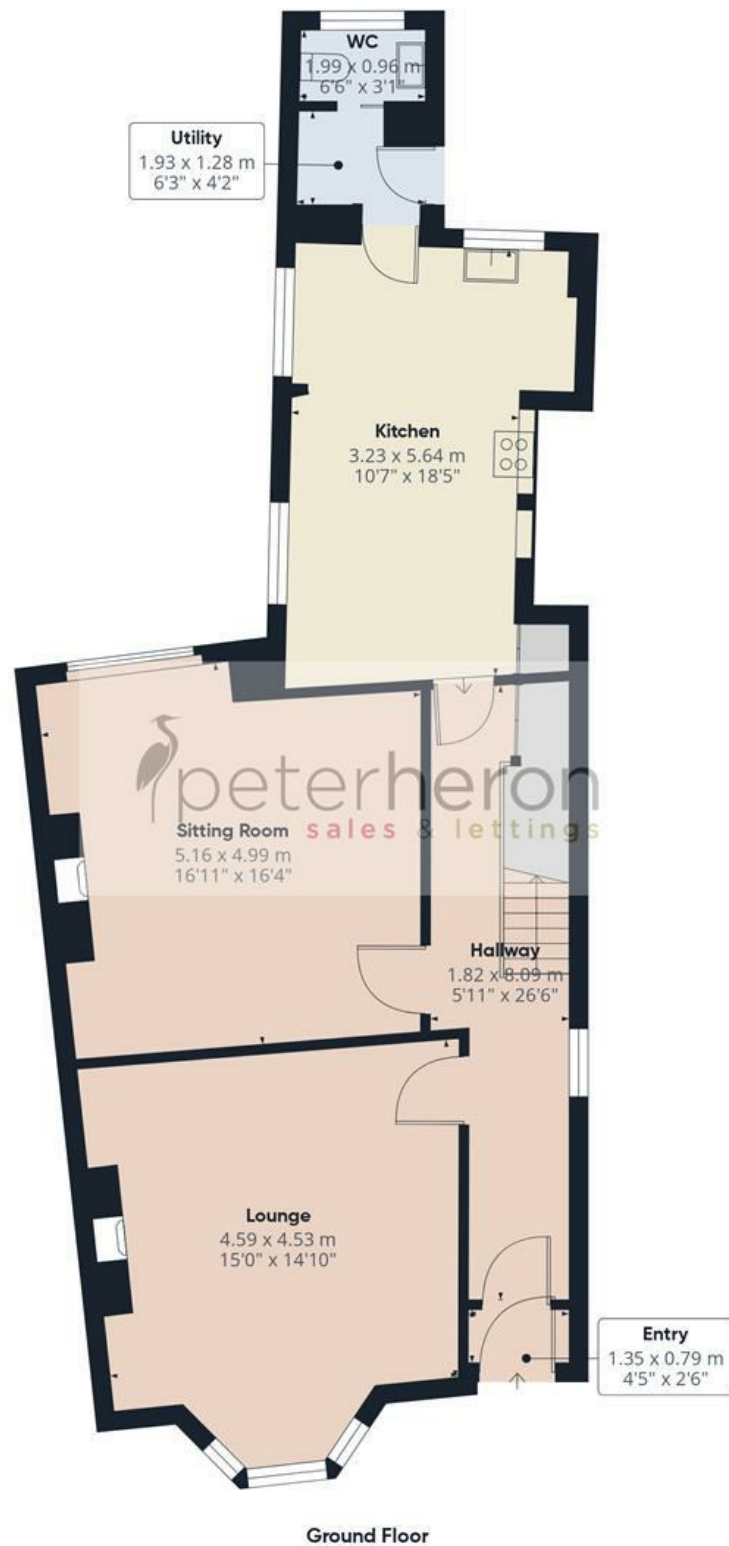
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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



Approximate total area⁽¹⁾

153.2 m²

1647 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

