









This impressive four bedroom mid terrace home has undergone a significant programme of upgrading by the current owners to provide a stunning home. Internally the stylish accommodation is accessed via an entrance vestibule with tiled floor, leading through to an impressive hall with staircase to the first floor. There is a superb lounge to the front with a bay window and a separate dining room with French door to the rear courtyard. The 18ft kitchen is fitted with an excellent range of modern units, there is a useful utility area and a contemporary shower room/wc. On the first floor there are four bedrooms and a fabulous family bathroom/wc with a period style suite. Externally there is a low maintenance garden to the front, a courtyard and separate yard to the rear and a large garage with remote control roller shutter door. Situated on the highly regarded Ewesley Road, this ideal location is close to local amenities, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. Available with no upper chain involved, viewing is essential to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Vestibule

Tiled floor and door leading through into

Reception Hall



This impressive hallway has a staircase to first floor and central heating radiator.

Lounge 15'3" into alcove x 17'3" into bay



Double glazed bay window to front, two central heating radiator, cornicing, ceiling rose and picture rail.

Dining Room 14'6" x 14'3" into alcoves



French door leading out into rear courtyard, two central heating radiators, cornicing and ceiling rose.

Kitchen 18'11" x 9'3"



A superb modern kitchen fitted with an excellent range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include a fridge and freezer, space for a range style cooker, double glazed window, tiled floor, part tiled walls, tall feature central heating radiator.

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MAIN ROOMS AND DIMENSIONS

Utility



Space for washing machine, fitted work surface, tiled floor and walls, double glazed door to courtyard.

Shower Room



Fitted with a contemporary suite comprising of a low level

WC, pedestal washbasin and step in shower cubicle with mains shower, tiled floor, part tiled walls, chrome ladder style central heating radiator and double glazed window.

First Floor Landing



Central heating radiator.

Bedroom 1 14'8" x 14'2" into alcove



Double glazed window to rear and tall feature central heating radiator.

Bedroom 2 14'8" x 12'8" into alcoves



Double glazed window to front and period style central heating radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 11'6" x 7'4"



Double glazed window to front and tall feature central heating radiator.

Bedroom 4 9'4" x 9'5" extending 10'4"



Double glazed window and central heating radiator.

Bathroom



Superb bathroom with a period style suite comprising of a low level WC, washbasin and roll top bath with mains shower over, tiled walls and floor, period style central heating radiator with heated towel rail, double glazed window.

Outside



Low maintenance garden to the front whilst to the rear there is an enclosed courtyard area as well as additional yard area.

Garage 19'7" x 19'11"

Remote control roller shutter entrance door, benefiting from power and lighting, door to courtyard.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

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.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are

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MAIN ROOMS AND DIMENSIONS

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.

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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 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

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Fawcett Street Viewings

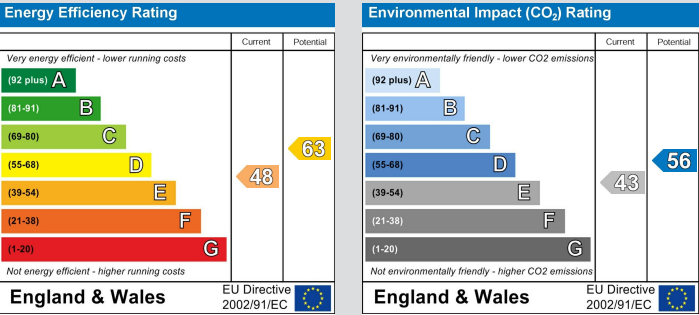
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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