

A deceptively spacious four bedroom mews style property, ideally situated to the rear of Roker Terrace, just off the Sea front. Internally the attractive accommodation on the ground floor includes an entrance lobby with staircase to the first floor, a cloakroom/wc, a generous lounge / dining room, enjoying a dual aspect that connects through to a contemporary kitchen. To the first floor there are four well-proportioned bedrooms and a modern bathroom/wc, incorporating a shower cubicle. The property also benefits from a courtyard garden, allocated parking and garage. Situated in an enviable location within walking distance to the coastline and the ever popular Roker Park, as well as local cafes and restaurants, along with excellent transport connections. Viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance door with staircase to the first floor and a door to the lounge / dining room.

## Cloakroom/WC

## Lounge/Dining Room 16'4" x 25'5"

Laminate flooring, feature electric fire, two radiators.

## Kitchen 8'5" x 8'5"

Base and eye level units with working surfaces incorporating sink unit, gas hob and built under electric oven, window.

## First Floor Landing

## Bedroom 1 19'1" x 11'3"

Fitted wardrobes and radiator.

## Bedroom 2 15'5" x 16'2"

Radiator.

## Bedroom 3 20'8" x 7'8"

Radiator.

## Bedroom 4 11'1" x 11'1"

Radiator.

## Bathroom

Low level WC, washbasin vanity unit with cupboards under, bath and shower cubicle - white suite, chrome heated towel rail.

## Outside

Courtyard garden to the front. Brick store and GARAGE.

## Council Tax Band

The Council Tax Band is Band D.

## Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Opening Times

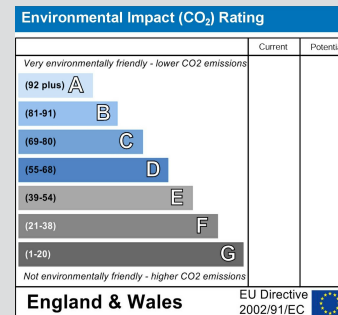
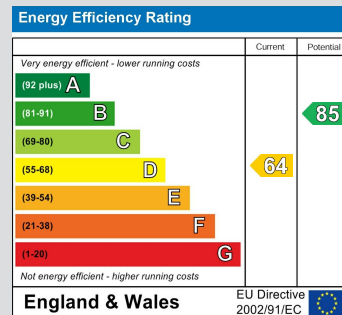
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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

## Moving Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915106118