









This extended semi-detached house, enjoys a southerly facing rear garden, situated on the highly sought after Side Cliff Road. The accommodation is accessed via an entrance porch, connecting through to a hall with staircase to the first floor and to a modern shower room/wc. There is a dining room to the front with a bay window and to the rear there is an extended lounge, providing a generously proportioned room. The kitchen is at the rear of the property and opens through to a delightful conservatory, overlooking the garden. On the first floor there are three bedrooms and a family bathroom/wc. Externally there is a block-paved area to the front, an attached garage and a beautiful, mature garden to the rear with a patio area and well stocked, established borders. The property benefits from an air source heat pump to radiators, providing an efficient heating and hot water solution. This desirable location provides convenient access to local amenities, the shops and cafes on Sea Road, schools and transport connections. The property is ideally located for the sea front with its wonderful beaches and for Roker Park. We highly advise arranging a viewing to appreciate the location, space, garden and potential this superb home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to entrance porch.

## Entrance Porch

There are double glazed windows and an inner door leading to the hall.

## Hallway



Staircase to the first floor, radiator and doors leading off to the dining, room lounge, kitchen and shower room.

## Dining Room 13'3" x 11'5"



Double glazed bay window to the front and two radiators.

## Lounge 12'2" x 24'0"



This generously proportioned room has tall windows to the rear with a double glazed door to the garden, wall mounted fire place and 2x radiators.

## Kitchen 14'1" x 5'6"



Fitted with wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a double electric oven and an electric

hob. Space provided for the inclusion of a fridge freezer, dishwasher and washing machine. Radiator, timber framed double glazed sealed unit window to the side and the room opens through into the conservatory.

## Conservatory 12'3" x 8'10"



Double glazed windows over looking the garden, double glazed door to the patio.

## Shower Room



Low level WC and washbasin set into vanity unit, shower cubicle, double glazed window and heated towel rail.

## First Floor Landing

Double glazed window to the side and doors to the three bedrooms and bathroom.

# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 10'9" x 11'6"



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

## Bedroom 2 9'4" x 11'7"



Double glazed window to the rear, radiator and fitted wardrobes.

## Bedroom 3 7'6" x 6'9"



Double glazed window to the front and a radiator.

## Bathroom



Three piece suite with a low level WC, pedestal wash hand basin and a panel bath, there is a radiator and two double glazed windows.

## Outside



There is a block paved area to the front and to the rear a delightful mature garden with patio areas and established planting. There is also an attached garage with roller shutter access door and a door providing access to the rear 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

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# MAIN ROOMS AND DIMENSIONS

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## Sea Road Viewings

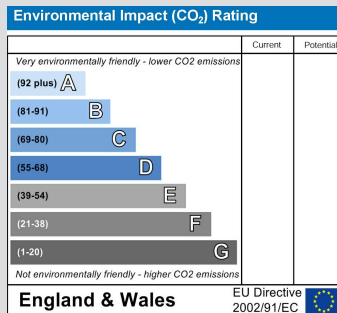
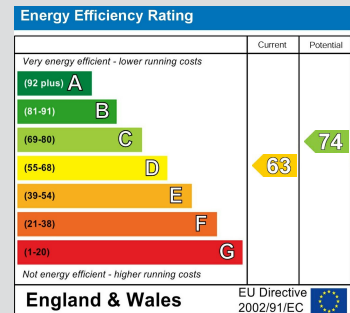
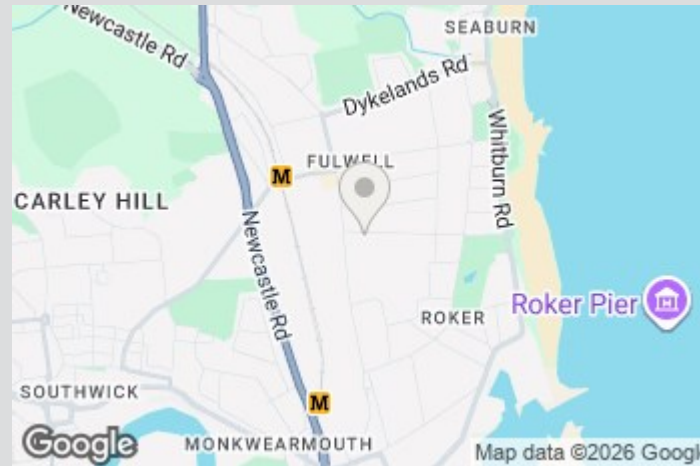
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

135.3 m<sup>2</sup>

1456 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>

7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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