









An impressive three bedroom first floor flat, occupying a superb position, close to the beautiful Roker Park. The very well presented accommodation is accessed via its own private entrance at ground floor with a staircase leading to the first floor. There is a superb lounge with an attractive feature fireplace, a stylish kitchen, a modern bathroom/wc and three bedrooms. Externally there is a courtyard to the rear with a roller shutter access door. This location provides convenient access to local amenities, shops and schools, as well as being well placed for the wonderful coastline and transport connections. Early viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Lobby

Staircase to the first floor

## First Floor Landing

Radiator window. Doors to bedrooms and lounge.

## Lounge 13'9" x 14'9"



Double glazed window to the rear, radiator and feature fireplace. Door to kitchen and box room.

## Kitchen 9'9" x 7'10"



Fitted with modern walk and base units over incorporating a sink unit, integrated oven and electric hob with extractor over, wall mounted boiler, space for washing machine and a dishwasher and fridge freezer. Radiator, double glazed window to side and part tiled walls.

## Bedroom 1 12'10" x 14'7"



2x double glazed windows to the front and radiator.

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



Double glazed window to front, radiator and single glazed window.

## Bedroom 3 6'5" x 10'10"



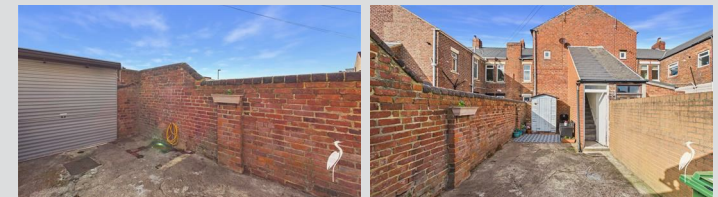
Double glazed window to the rear and radiator.

## Bathroom



Low level WC, pedestal wash basin and bath with overhead rainfall shower, part tiled walls, radiator, 2x double glazed frosted windows.

## Outside



Courtyard to the rear with roller shutter access door.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Leasehold

The property is tied into a 'Tyneside Flat Arrangement' with 85 Bede Street. The lease is 999 years as from 01/01/1990 Under the terms of a Tyneside Flat arrangement, there is no management company or service charge. There is a sitting 'peppercorn rent', which is £1.87 a year.

## 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

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# MAIN ROOMS AND DIMENSIONS

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 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.

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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.

## 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

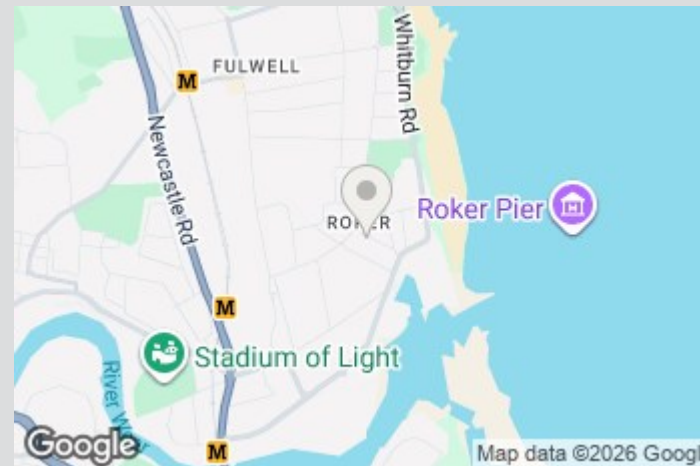
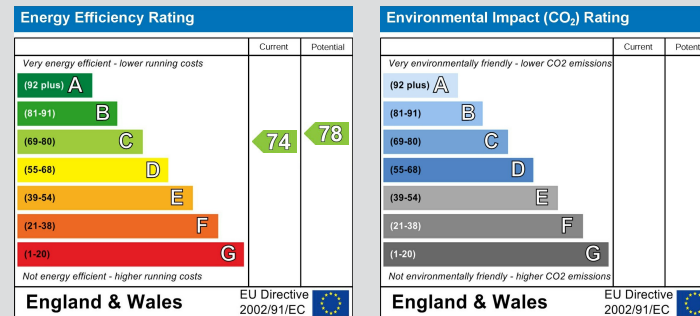
## Opening Times

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

## Ombudsman

Peter Heron Estate Agents are members of The Property

Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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**Hallway**  
0.89 x 2.45 m  
2'11" x 8'0"

**Bathroom**  
2.04 x 2.54 m  
6'8" x 8'4"

**Kitchen**  
2.99 x 3.39 m  
9'9" x 11'1"

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**Bedroom**  
1.96 x 3.32 m  
6'5" x 10'10"

**Lounge**  
4.20 x 4.52 m  
13'9" x 14'10"

**Landing**  
1.26 x 2.55 m  
4'1" x 8'4"

**Bedroom**  
3.92 x 4.45 m  
12'10" x 14'7"

**Bedroom**  
2.20 x 2.98 m  
7'2" x 9'9"



First Floor

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

68.4 m<sup>2</sup>

736 ft<sup>2</sup>

(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.

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