









A stunning three bedroom and two bathroom mid terraced Victorian cottage beautifully appointed throughout and arguably one of the finest examples of its kind to the open market today.

Situated on this sought after street just off Fulwell Road and walking distance from superb coastal amenities, the property is available with no upward chain and offers outstanding internal accommodation comprising reception hall, living room with wood burning stove and bi-fold doors leading out into south facing courtyard, kitchen with integrated application, three bedrooms and two bathrooms whilst features of note include Amtico flooring to some rooms, plantation shutters to the front bedroom, UPVC double glazing and gas central heating with contemporary style radiators to most rooms.

Walking distance from the sea front, Roker Park, local metro stations and a superb range of shopping facilities, this beautiful home is perfect for those who require a Turnkey living space that is something special!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Reception Hall

Stairs to first floor, storage cupboard and radiator.

### Lounge 16'9" x 12'6"



Wood burning stove, radiator, storage cupboard and bi-folding doors to rear. Opening into kitchen.

### Kitchen 13'6" x 7'9"



Range of modern wall and base units with countertops over incorporating a 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, electric hob, cooker hood, fridge freezer, dishwasher, washing machine and dryer. Double glazed windows to rear and radiator. Door to bathroom.

## Bathroom



Modern suite featuring low level WC, washbasin vanity unit,

bath with shower attachment and walk in shower cubicle - white suite, double radiator and 2x double glazed windows to rear.

### Bedroom 1 12'9" x 10'6"



Double glazed window to front and radiator.

### First Floor Landing



Radiator.

### Bedroom 2 16'6" x 8'11" max



3 Velux windows, 2x radiator and storage cupboards into eaves.

### Bedroom 3 9'4" x 7'4"



Double glazed window to front and radiator.

## Bathroom



Modern bathroom suite featuring low level WC, washbasin and bath with shower attachment - white suite, heated towel rail and double glazed window.

## Outside



Low maintenance south facing enclosed courtyard to rear with access gate.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

We are advised by the Vendors that the property is

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# MAIN ROOMS AND DIMENSIONS

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:-  
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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

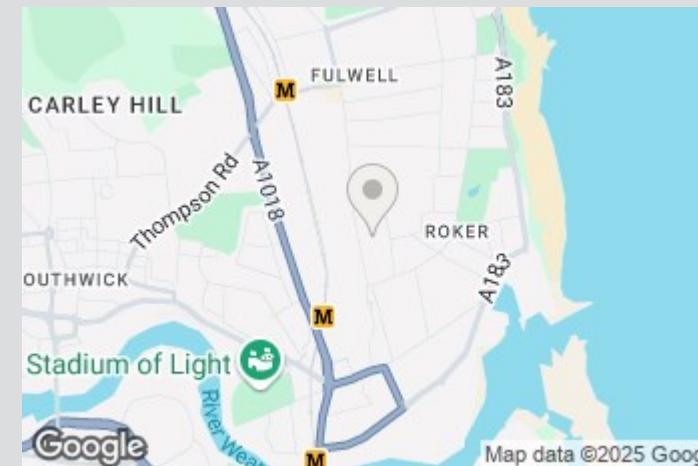
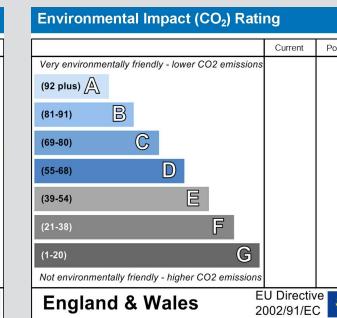
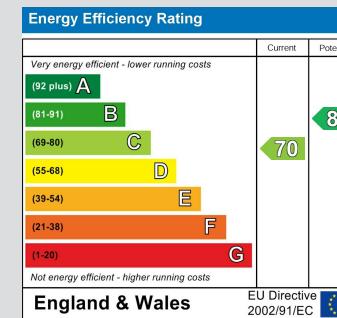
contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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