









This larger than average two bedroom bay windowed Edwardian mid terraced cottage offers a wonderful living space ideal for first time buyers and those looking to downsize.

Decorated to a very good standard throughout and boasting a well proportioned dining kitchen, the property features accommodation comprising an entrance lobby, reception hall, living room, two bedrooms and a bathroom, whilst a courtyard to the rear provides secure off street parking accessed via remote control electric roller shutter door. Benefitting from gas central heating and UPVC double glazing.

The property enjoys a convenient position set close to a superb range of urban amenities including the Stadium Of Light Metro Station, Fulwell Road and Sea Road shopping centre, whilst the Sea Front and Roker Park are also within easy walking distance. Internal inspection unrevivably recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Lobby

Part glazed door to reception hall.

Reception Hall



With contemporary style laminate flooring, radiator, coved cornicing to ceiling.

Bedroom 1 (front) 14'4" x 13'5"



UPVC double glazed bay window to front elevation with original architraving, double radiator.

Bedroom 2 (rear) 6'5" x 10'0"



UPVC double glazed windows to rear elevation, single radiator and contemporary style laminate flooring.

Lounge 12'8" x 13'8"



UPVC double glazed window to rear elevation, double radiator, contemporary style laminate flooring, electric wood burning effect stove set with an Inglenook, wall preparation for flat screen TV, wall lights, part glazed door to kitchen.

Dining Kitchen 9'6" x 22'5"



A selection of base and eye level unit with marble coloured working surfaces, incorporating a single drainer sink unit with pedestal mixer tap, integrated appliances include a five burner range oven with overhead extractor hood, and housing is provided for an American style fridge freezer

together with housing and plumbing for an automatic washing machine, a cupboard discreetly conceals a Baxi Duo Tech combination boiler serving hot water and radiators, tiled floor, wall mounted contemporary style column radiator, attractive tiled splashbacks, UPVC double glazed window and French doors leading out into the rear courtyard, breakfast bar, peninsular, second double radiator and wall preparation for flat screen TV.

Bathroom



Low level WC, washbasin set into vanity unit with pedestal mixer tap, free standing contemporary style double ended bath with wall mounted pedestal mixer tap with shower - attractive white suite with tiled floor, split faced tiled feature wall, halogen downlights, UPVC double glazed window to side elevation, double radiator.

Outside



Forecourt to front, enclosed courtyard to the rear, secure off street parking accessed via remote control electric roller shutter door.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

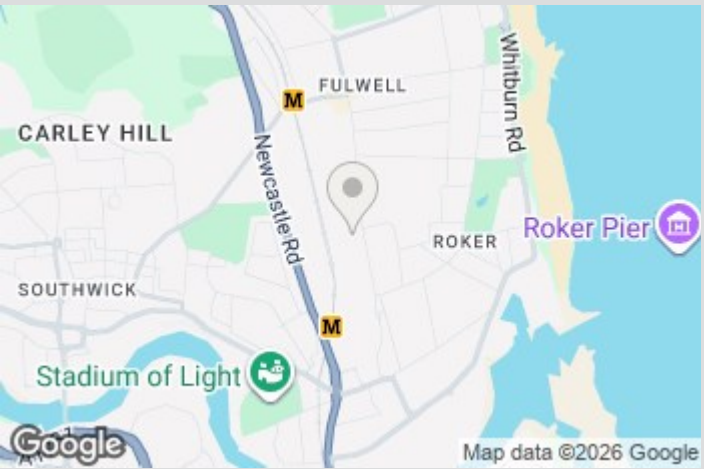
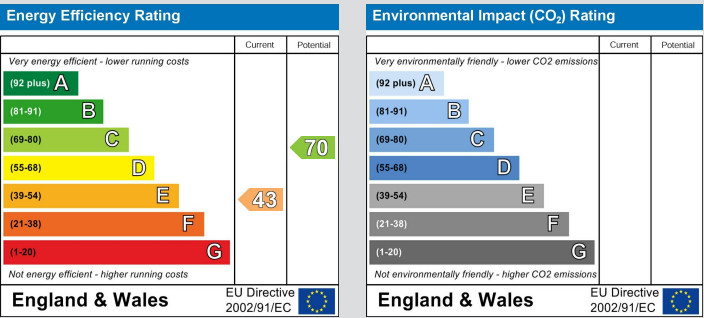
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Approximate total area⁽¹⁾

73 m²

786 ft²

(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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