









A substantial three bedroom Victorian end terraced home boasting well proportioned living accommodation ideal for those space hungry families searching for a period home with distinctive features, this popularly situated property sits within the coastal suburb of Roker and is perfect for all amenities. Internal accommodation includes a reception hall, lounge, dining room, kitchen, three bedrooms and a bathroom whilst externally there is a courtyard to the front and enclosed courtyard to the rear with secure off street parking. Benefiting from gas central heating and UPVC double glazing, the property would benefit from a little cosmetic enhancement but carries huge potential and is available with no upward chain.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Reception Hall



Stairs to first floor with storage under and radiator.

### Lounge 13'0" x 15'0"



Double glazed bay window to front elevation, electric fire and radiator. Double doors to dining room.

### Dining Room 14'2" x 12'5"



Double glazed window to rear elevation, radiator and electric fire. Storage cupboard. Doors to bedroom 3 and kitchen.

### Bedroom 3/Study 10'7" x 6'11"



Double glazed window to rear elevation and radiator.

### Kitchen 9'7" x 17'0"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for fridge freezer, washing machine and tumble dryer. Wall mounted boiler and feature fireplace. Double glazed window and UPVC door to rear. Door to bathroom.

## Bathroom



Washbasin, bath and walk in shower cubicle, radiator and double glazed window to rear. Door to WC.

### Separate WC



Low level WC, double glazed window to rear.

### First Floor Landing

Double glazed window to side elevation.

### Bedroom 1 11'6" x 20'5"



Velux window and double glazed window

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 11'0" x 20'2"



2x double glazed windows to front and side elevations.

### Outside

Enclosed rear courtyard with an electric roller shutter.

### 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.

### 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

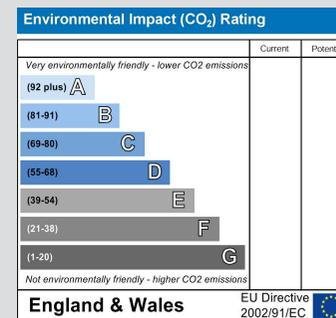
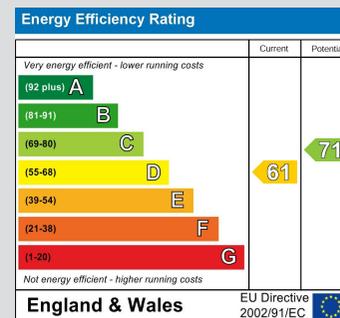
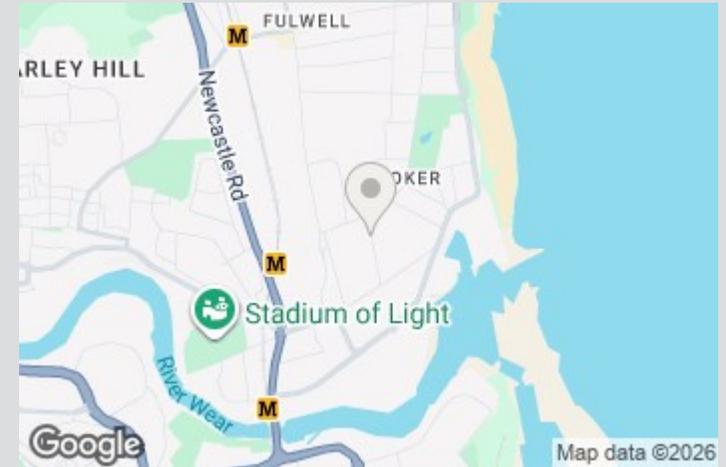
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

### 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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Floor 0

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

115.2 m<sup>2</sup>



Floor 1

(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.