









A stunning three / four bedroom mid terrace dormer cottage, comprehensively upgraded and modernised to provide an exceptional standard of accommodation. The immaculate interior on the ground floor includes a hall with staircase to the first floor, a spacious lounge / diner, featuring a wood burning stove and French doors to the rear courtyard. There is a stylish fitted kitchen, a useful utility and a contemporary shower room/wc. Completing the ground floor is a versatile room, currently used as a living room that could also be a fourth bedroom, if required. To the first floor there are three bedrooms and a modern bathroom/wc. Externally there is a forecourt area to the front and to the rear a generous courtyard with a roller shutter access door and attractive patio area. The property benefits from gas central heating to radiators and UPVC double glazing. This location is ideal for access to local amenities, shopping facilities, Roker Park, the sea front and the Stadium of Light Metro station. Viewing is highly recommended to appreciate this fabulous home!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Hall



Radiator, built in cupboard and staircase to the first floor.

## Bedroom 4/Living Room 12'5" x 14'2"



This versatile room is currently being used as a living room, double glazed bay window to front and radiator.

## Lounge/Dining Room 12'5" x 18'8"



Double glazed French door leading out into rear patio area, 2x radiator, wood burning stove and the room opens through into the kitchen.

## Kitchen 12'0" x 8'1"



Fitted with an excellent range of contemporary units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven, electric hob, fridge and freezer, double glazed window to side and door to utility.

## Utility 4'11" x 8'0"



Fitted work surface with space below for washing machine and dishwasher, radiator, fitted unit housing the central heating boiler and double glazed door to courtyard and internal door to shower room.

## Shower Room



Contemporary suite with low level WC, washbasin set into vanity unit, walk in shower with mains shower, tiled walls and floor, chrome ladder style radiator and double glazed window.

## First Floor Landing

### Bedroom 1 11'0" x 8'4"



Double glazed window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 11'0" x 8'5"



Double glazed window to rear and radiator.

## Bedroom 3 7'7" x 7'3"



Double glazed window to front and radiator.

## Bathroom



Superb modern suite with low level WC, pedestal washbasin and panel bath with mains shower over, chrome ladder style radiator, tiled walls and floor, double glazed window.

## Outside



Low maintenance forecourt to the front whilst to the rear a generous courtyard with roller shutter access door and patio area accessed from the lounge/dining room.

## Council Tax Band

The Council Tax Band is Band

## 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

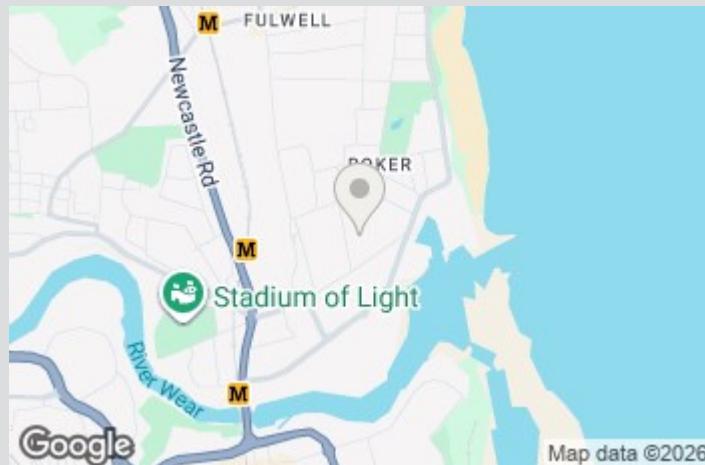
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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

92.9 m<sup>2</sup>

999 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.