









A charming, larger style (formerly five bedroom) three bedroom Edwardian terraced home with an attractive facade and generous internal accommodation ideal for those discerning families searching for a spacious home by the coast.

Available with no upward chain, the property internally comprises entrance portico, reception hall, lounge, dining room, kitchen, utility, three first floor bedrooms and a bathroom whilst externally there is a town garden to the front and large enclosed courtyard to the rear with secure off street parking. Benefiting from gas central heating, double glazing and security alarm, the property still boasts some architectural features and would benefit from modernising and updating carrying huge potential.

Set close to Roker Park and the sea front with award winning Blue Flag beaches together with a superb range of coastal amenities including good schools, transport links and major routes through to the wider Northeast conurbation, this superb home offers some many redeeming qualities that can only be fully appreciated upon inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via original wooden entrance door.

## Entrance Portico

Inner wooden glass panelled door to hall.

## Reception Hall



Radiator and stairs to first floor with storage under.

## Lounge 14'8" x 13'1"



Double glazed bay window to front elevation, gas fire and radiator.

## Dining Room 13'3" x 14'2"



Double glazed window to rear elevation, radiator, electric fire and built in storage.

## Kitchen 9'8" x 13'7"



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, 5 burner gas hob with extractor, microwave and 2 seater breakfast bar. Space provided for a fridge freezer. Radiator and storage cupboard. 2x double glazed windows to rear elevation and door to utility.

## Utility 9'8" x 6'10"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Providing space for a washing machine and tumble dryer. Double glazed window and Composite door to rear.

## First Floor Landing



Built in storage cupboard and double glazed window to side elevation.

## Bedroom 1 12'9" x 13'2"



Double glazed bay window to front elevation and radiator.

## Bedroom 2 13'3" x 14'1"

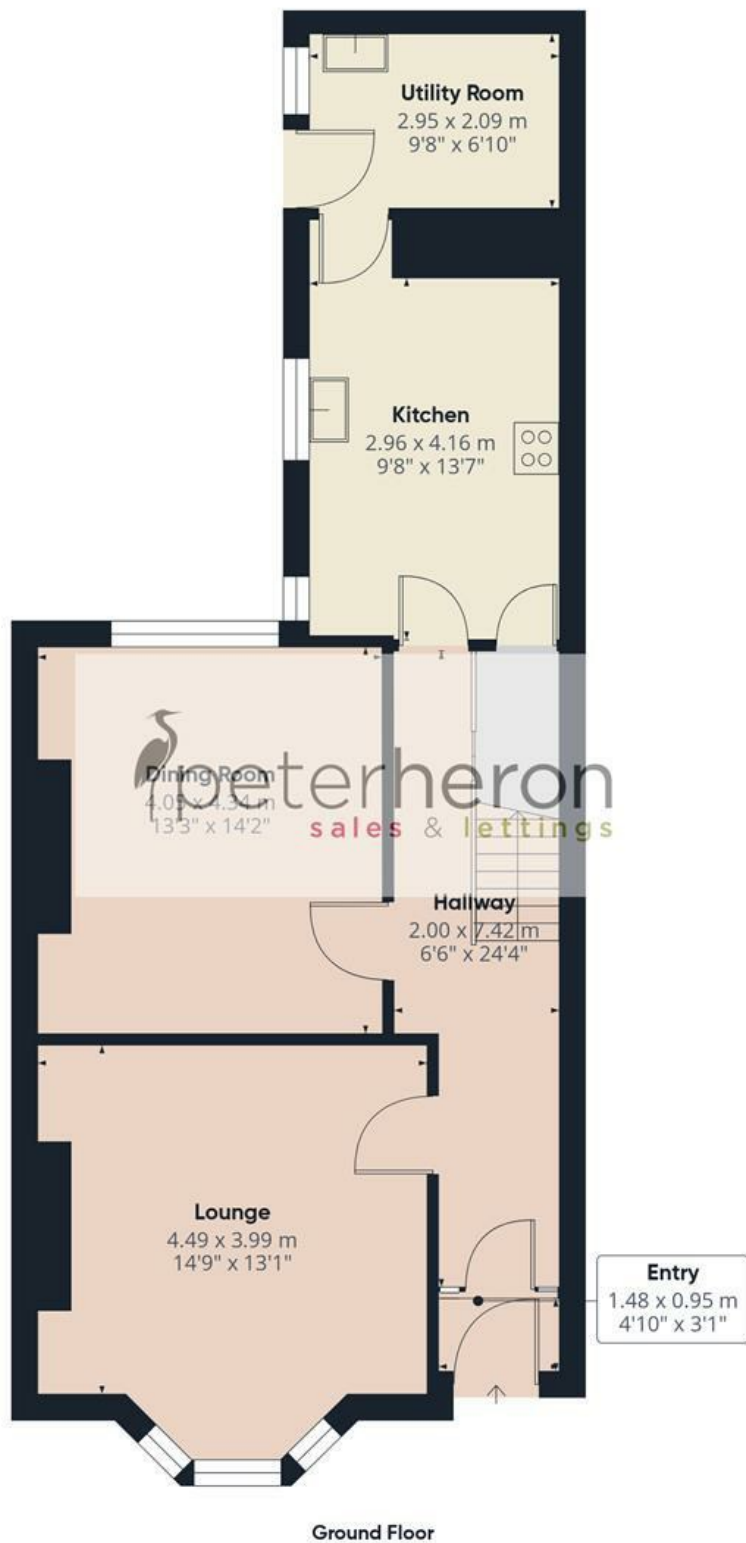


Double glazed window to rear elevation, radiator and built in storage.

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

130.4 m<sup>2</sup>

1403 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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