









This substantial four bedroom mid terrace house was previously a pair of flats and provides spacious and versatile accommodation. Internally the accommodation currently comprises of an entrance vestibule, reception hall, two reception rooms, a fitted kitchen and a bathroom/wc, incorporating a shower cubicle. To the first floor there are four bedrooms, one bedroom has access to a box room, providing a flexible space. Externally there is a delightful courtyard to the rear. This location is ideal for access to local shops and schools, as well as the sea front, Roker Park and excellent transport connections. With no upper chain involved, early viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

### Entrance Vestibule

Door to the entrance hall.

### Reception Hall



Staircase to the first floor, radiator and storage area.

### Lounge 13'6" x 12'11"



2x double glazed windows to the front, radiator and decorative feature fireplace.

### Dining Room 11'2" x 13'5"



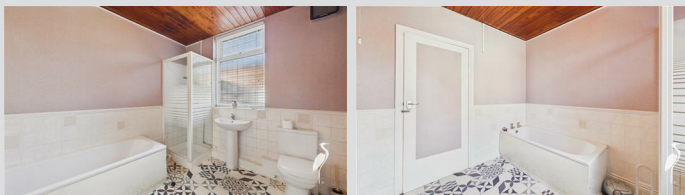
Double glazed window to the rear, radiator and 2x fitted cabinets, feature electric fireplace with marble insert and hearth. Door to the kitchen.

### Kitchen 7'5" x 10'11"



Fitted with wall and base units with work surface over incorporating a stainless steel sink and drainer unit, integrated oven and hob with extractor over, space for a washing machine and a fridge freezer. Double glazed window to the side and door to the sitting room.

### Bathroom



Low level WC, pedestal washbasin with mixer tap, bath and shower enclosure with overhead electric shower, part rolled walls, tiled floor, radiator and double glazed window to the rear.

### First Floor Landing

Access point to loft.

### Bedroom 1 13'0" x 13'1"



Radiator, fitted wardrobes and 2x double glazed windows to the front.

### Bedroom 2 11'2" x 13'6"



Double glazed window to rear, radiator and 2x fitted wardrobes. Door to box room.

### Bedroom 3 8'1" x 9'11"



Double glazed window to rear and radiator.

### Bedroom 4 8'0" x 9'5"



Double glazed window to the front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Box Room 7'3" x 10'9"



Wall mounted boiler, radiator, double glazed window to the side and door to back staircase areas leading to rear courtyard.

## Outside



Low maintenance courtyard to the rear with greenhouse and artificial areas.

## Tenure FH

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

## Council TaxBand

The Council Tax is Band A.

## Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will

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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.

## Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## Opening Times

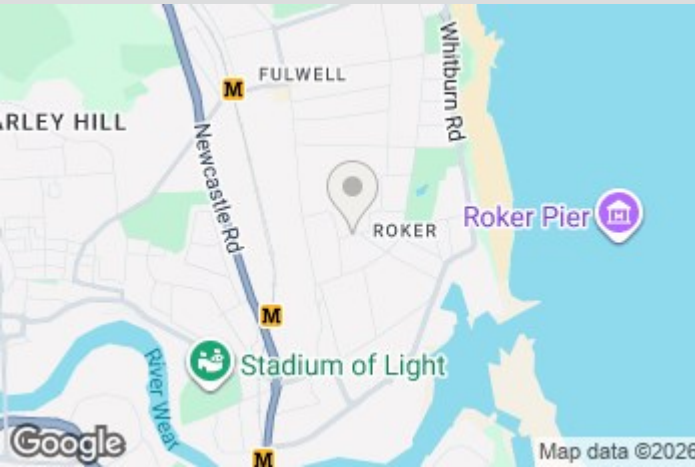
Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

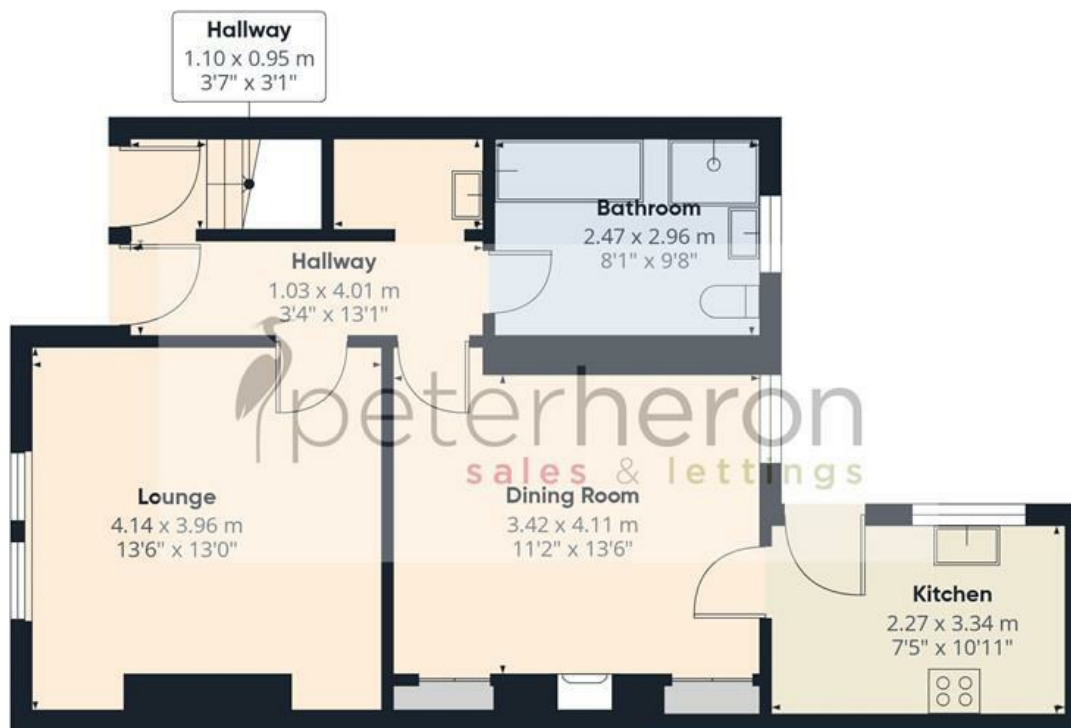
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (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 |

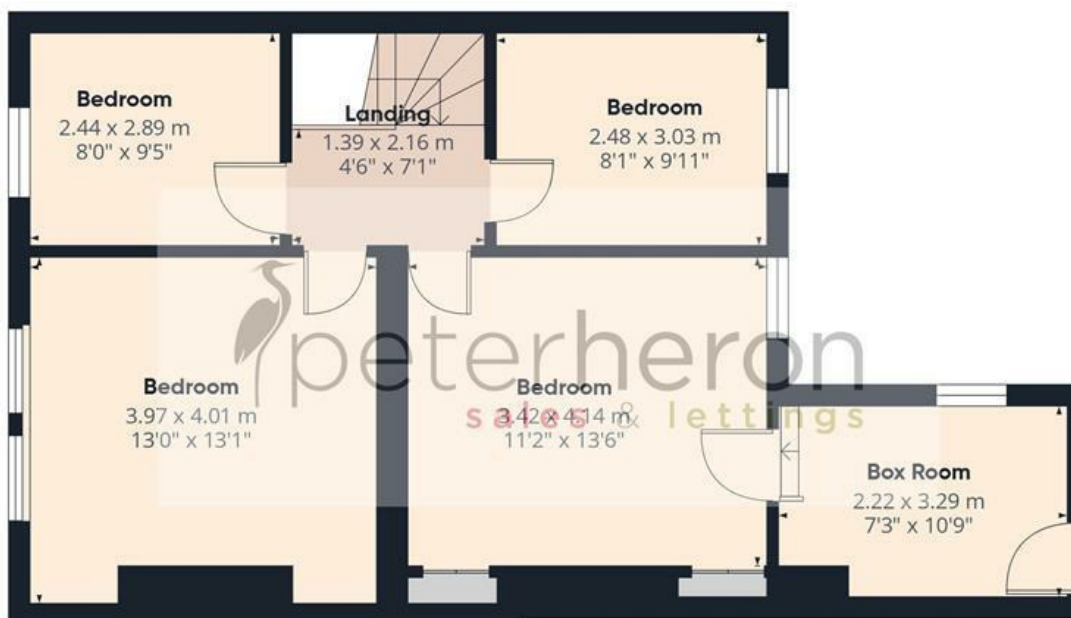


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Ground Floor



First Floor



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

110.4 m<sup>2</sup>

1187 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

1 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.

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