









A beautifully presented three bedroom mid terraced Edwardian home perfect for both families and first time buyers, whilst being convenient for a superb range of amenities within this ever desirable coastal suburb.

Internal accommodation comprises entrance vestibule, hall, lounge, dining room, kitchen, utility, ground floor WC, first floor bedrooms and a bathroom whilst externally there is a town garden to the front and enclosed courtyard to the rear with secure off street parking.

Walking distance from good schools, Roker park and the sea front with its award winning Blue Flag beaches, this beautiful home can only be fully appreciated upon internal inspection, which is considered essential as high demand of this popular style of home is anticipated.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Reception Hall



Radiator and stairs to first floor with storage under.

## Lounge 11'7" x 13'7"



Double glazed window to rear, radiator and built in shelving and lighting.

## Dining Room 14'8" x 13'2"



Double glazed bay window to front, radiator and feature fireplace.

## Kitchen 9'1" x 12'11"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated cooker hood and dishwasher, space for a fridge freezer and cooker. Double glazed window to rear and radiator. Door to utility.

## Utility



Wall and base units with countertops over providing space for washing machine and tumble dryer. Double glazed windows and UPVC door to rear. Door to WC.

## Ground Floor WC



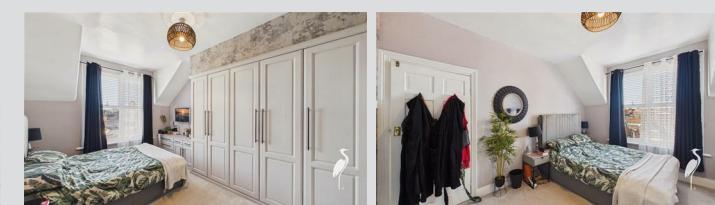
Low level WC and washbasin vanity unit, electric heater.

## First Floor Landing



Built in storage and double glazed window.

## Bedroom 1 8'7" x 14'2"



Double glazed window to front, radiator and built in wardrobes and drawers.

## Bedroom 2 11'5" x 12'7"



Double glazed window to rear and radiator.

## Bedroom 3 6'11" x 9'10"



Double glazed window to front and radiator.

# MAIN ROOMS AND DIMENSIONS

## Bathroom 9'3" x 12'6"



Low level WC and washbasin set into vanity unit, bath and shower cubicle, chrome heated towel rail and 2x double glazed windows. Access point to loft.

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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

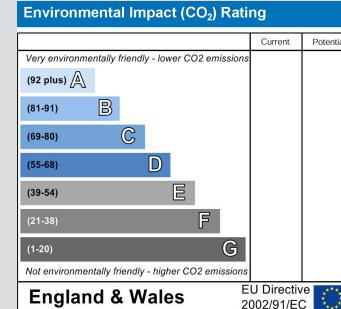
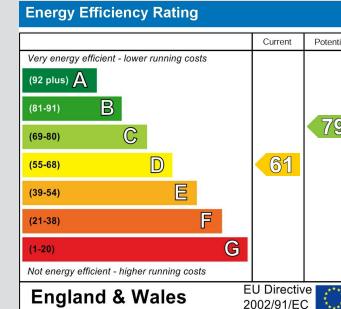
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



## Outside



Forecourt to front and to the rear enclosed courtyard with electric roller shutter access door.

## Council Tax Band

The Council Tax Band is Band B.

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

121.4 m<sup>2</sup>

1308 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.