

 peterheron  
sales & lettings



Beatrice Street, Roker, Sunderland

£195,000

 peterhe  
sales & l







This impressive, double fronted, three bedroom, Victorian terraced cottage, located within easy walking distance of superb amenities and offers an exciting opportunity to first time buyers, families and those who require bedrooms and bathrooms to the ground floor.

Internally the property comprises a reception hall, lounge with gas stove and double doors into the dining room with French doors out into a delightful courtyard, ground floor bedroom with fitted wardrobes, superb modern kitchen and contemporary bathroom, whilst at first floor level there are two further bedrooms.

Benefitting from gas central heating and UPVC double glazing, the property externally has a forecourt to the front and enclosed courtyard to the rear. Walking distance from Roker Park, the sea front and its Award Winning Blue Flag beaches together with the Stadium Of Light Metro station being close to hand, this wonderful home is ideal for those who wish to live in this extremely fashionable coastal locality, viewing unreservedly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Entrance Vestibule

### Reception Hall



Turned spindle balustrade staircase, UPVC double glazed window to front, 2x radiators and large under stairs storage cupboard.

### Lounge 14'8" x 14'0"



Double glazed bay window to front, gas stove and radiator. Double doors into dining room.

### Dining Room 16'6" x 14'2"



UPVC double glazed French doors to rear, 2x radiators, storage built into alcoves and door to kitchen.

### Kitchen 12'10" x 9'10"



This superb kitchen is fitted with a range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood. Space for fridge freezer, washing machine, tumble dryer and dishwasher. Breakfast bar, double glazed window to rear and door to rear hall.

### Rear Hall

UPVC door to rear and door to bathroom.

### Bathroom



Modern bathroom suite featuring low level WC and washbasin vanity unit, bath, walk in shower cubicle, radiator and double glazed window to rear.

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



Double glazed window to rear, fitted mirrored sliding door wardrobes and radiator.

## First Floor Landing



Velux window and storage cupboards.

### Converted Loft - Area 1 12'5" x 9'8"



Approximate measurements as sloping ceiling. Velux window and electric heater.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

Area 2 8'7" x 5'0"



Approximate measurements as sloping ceiling. Velux window and electric heater.

## Outside



Beautiful low maintenance enclosed courtyard with artificial lawn. Outhouse. Gate to the rear lane.

## 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:- 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 be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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

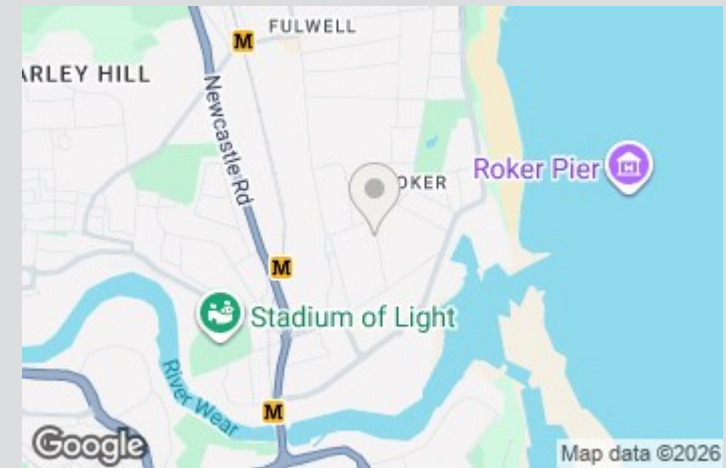
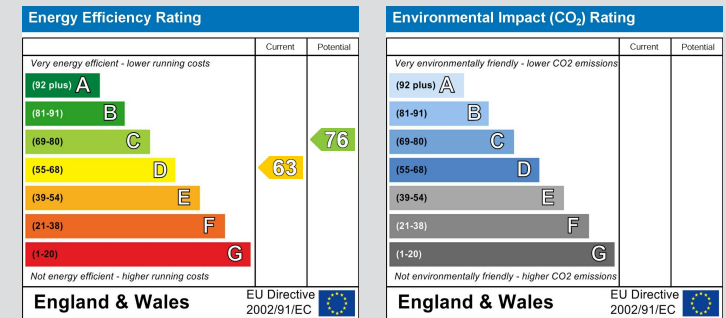
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Floor 0

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

123.4 m<sup>2</sup>

**Reduced headroom**

10.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360