









Occupying a favoured position on a small terrace of Edwardian homes towards the bottom of Mere Knolls Road and the junction of Sidecliff Road, this beautifully presented family sized home is within a short walk from Roker park, the sea front and a superb range of amenities on Sea Road. Finished to a good standard throughout, the property internally comprises entrance lobby, reception hall, lounge, dining room, kitchen, bathroom and three first floor bedrooms whilst additional features of note include an enclosed courtyard to the rear, gas central heating and UPVC double glazing, and a partially floored loft.

Ideal for those searching for a property in a desirable coastal setting, this home can only be fully appreciated upon internal inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Reception Hall



Radiator, stairs to first floor and door to dining room.

### Lounge 10'2" x 12'5"



Double glazed bay window to front, double radiator, built in media wall with storage and shelving and an electric fire. Opening into dining room.

### Dining Room 10'9" x 14'5"



Double glazed window to rear, radiator and two storage cupboards Door to kitchen.

### Kitchen 6'9" x 11'1"

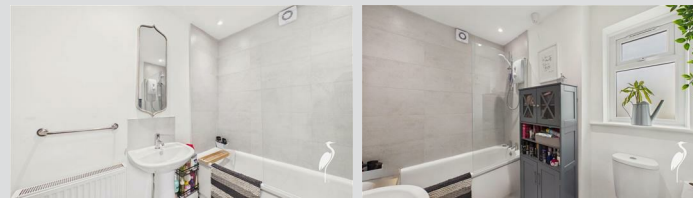


Range of wall and base units with countertops over incorporating single bowl sink and drainer with mixer tap. Integrated oven with electric hob and hood and fridge freezer. Space for washing machine. Double glazed window to rear, radiator and storage cupboard. Door to rear hall.

### Rear Hall

Double radiator. Composite door to rear and door to bathroom.

### Bathroom



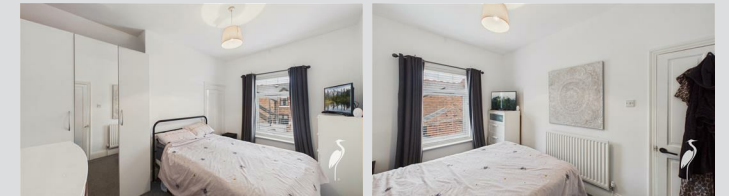
Low level WC, washbasin and bath with shower over, double glazed window and double radiator.

## First Floor Landing



Double glazed window to rear, built in storage and access point to partially boarded loft via ladder with lighting.

### Bedroom 1 8'6" x 13'4"



Double glazed window to rear, radiator and storage cupboard.

### Bedroom 2 8'2" x 13'8"



Double glazed window to front, radiator and storage cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 6'5" x 10'5"



Double glazed window to front and radiator.

## Outside



Low maintenance courtyard to rear with 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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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

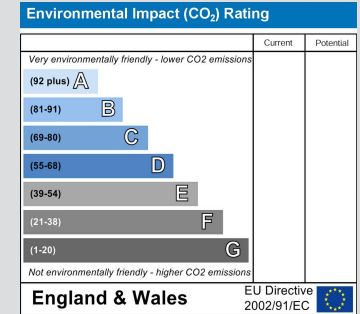
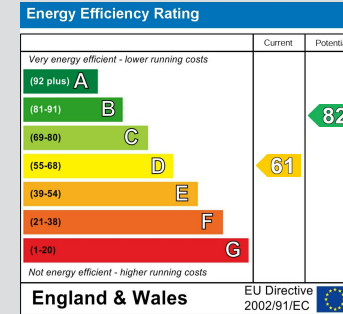
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



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**Hallway**  
1.88 x 0.88 m  
6'2" x 2'10"

**Bathroom**

1.64 x 2.26 m  
5'4" x 7'5"

**Kitchen**

2.08 x 3.39 m  
6'9" x 11'1"

**Dining Room**

3.29 x 4.41 m  
10'9" x 14'5"

**Lounge**

3.11 x 3.81 m  
10'2" x 12'5"

**Entry**

1.12 x 0.99 m  
3'8" x 3'2"

**Hallway**

1.12 x 3.64 m  
3'7" x 11'11"

Ground Floor



First Floor

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

87.4 m<sup>2</sup>

941 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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