

Gladstone Street, Roker, Sunderland £145,000











A spacious three bedroom, two reception room mid terrace house, situated within this popular and convenient location. Internally the accommodation on the ground floor briefly includes a hall, lounge, dining room, kitchen and a bathroom/wc whilst to the first floor there are three bedrooms. Externally there is a courtyard to the rear providing off street parking. This location is ideal for access to local shops and schools, as well as the sea front, Roker Park and excellent transport connections. Early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door into

Reception Hall




Radiator and stairs to first floor with storage under

Lounge





Double glazed window to front and a radiator

Living/Dining Room





Featuring an impressive exposed brick fireplace with an inset electric fire and substantial wooden mantel complemented by attractive brick archway alcoves. Double glazed window to rear, double radiator and open into Kitchen

Kitchen





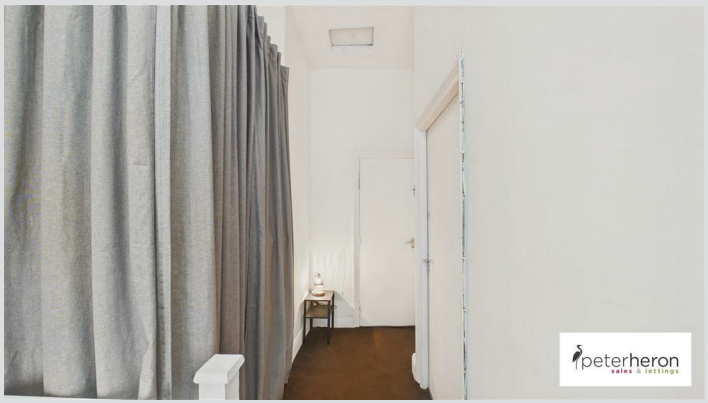
Base units with coubetrtops over incorporating a single bowl sink with double drainer and mixer tap. Space for oven, fridge freezer and washing machine. Double glazed window to rear and door to bathroom

Bathroom




Bath with shower over, low level wc and hand wash basin. Radiator and double glazed window to rear

First Floor Landing



Double glazed window to rear, storage and doors to bedrooms

Bedroom 1





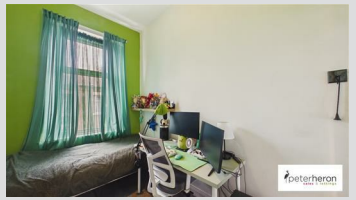
Double glazed window to front and a radiator

Bedroom 2




Double glazed window to rear and a radiator

Bedroom 3




Double glazed window to front, radiator and storage cupboard

MAIN ROOMS AND DIMENSIONS

Outside




Convenient courtyard with a shutter door to rear lane providing off street parking space and a shed.

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.

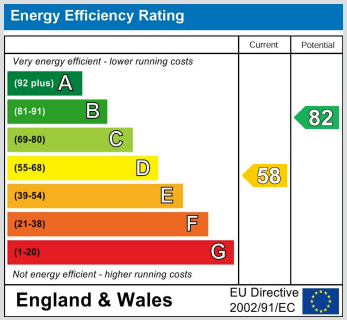
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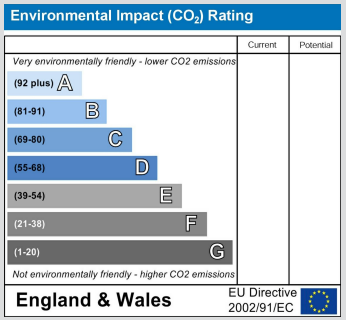
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Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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Approximate total area(1)

95.9 m²

1033 ft²

(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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