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Cardwell Street, Roker, Sunderland £132,500











An impressive end of terrace property, providing immaculate and deceptively spacious accommodation within this ever popular location. Internally the attractive accommodation is laid out over two floors, on the ground floor there is an entrance vestibule, connecting through to a generous hall with staircase to the first floor. There is a lounge with a bay window, a modern kitchen and a contemporary bathroom/wc whilst to the first floor there are two bedrooms. Externally there is a courtyard. This location is ideally placed for local amenities, shops and schools as well as being all placed for the Sea Front with its wonderful beaches, the Marina and Riverside, as well as offering excellent transport connections. We highly advise arranging a viewing to fully appreciate this home!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Lobby
Inner door to hallway.

Hallway 10'7" x 7'10"





Stairs to first floor with storage under, double radiator, recessed spot lighting into feature alcoves. Double glazed window to front, double doors to lounge and door to kitchen.

Lounge 14'4" x 12'5"





Double glazed bay window to side, double radiator and feature fireplace.

Kitchen 11'6" x 10'4"





Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with hob and hood, low level fridge and freezer. Space for a washing machine and dishwasher. Double glazed window to front, UPVC door to courtyard and door to bathroom.

Bathroom




Low level WC, washbasin and bath with shower over, heated towel rail and double glazed window to rear.

First Floor Landing



Double glazed window to front.

Bedroom 1 9'4" x 11'5"



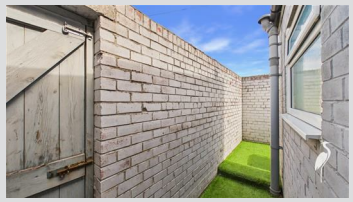

Double glazed window to front, skylight window, built in mirrored fronted sliding door wardrobes and double radiator.

Bedroom 2 11'5" x 8'0"




Skylight window, built in mirrored fronted sliding door wardrobes and double radiator.

Outside



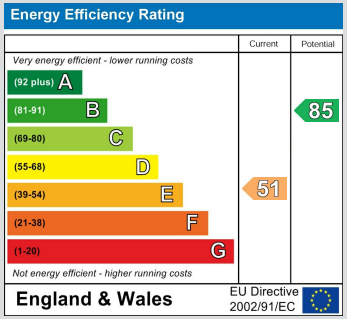

Enclosed courtyard with artificial lawn and gate leading to the front of property.

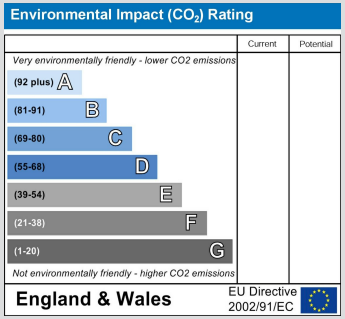
Council Tax Band
The Council Tax Band is Band A.

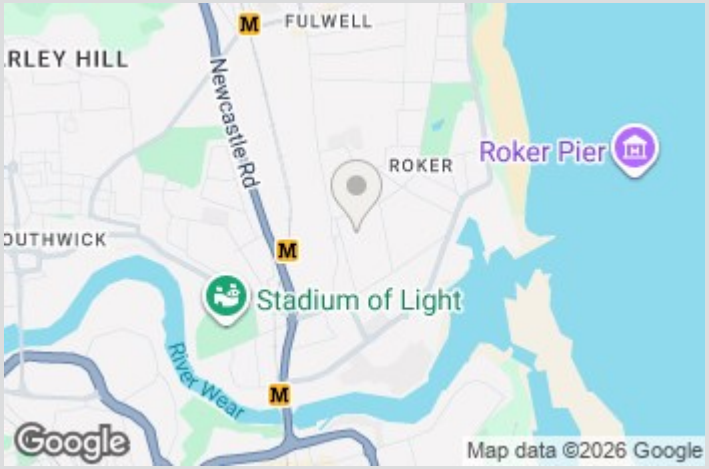
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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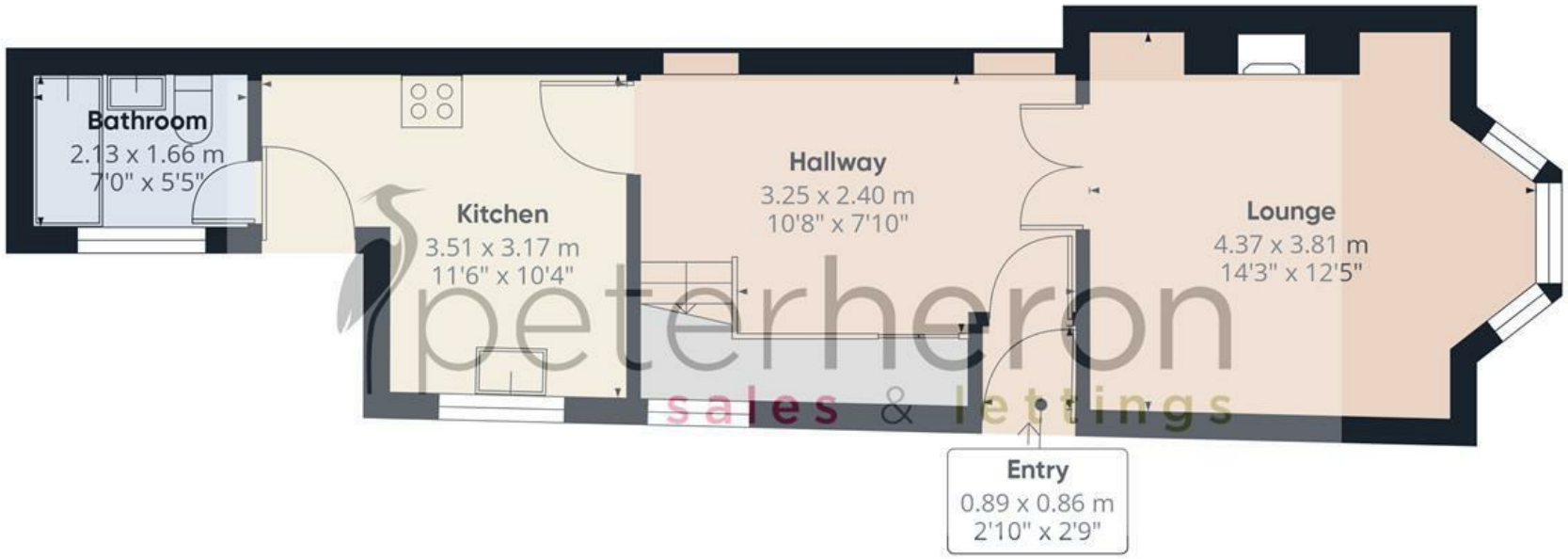




Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Ground Floor



First Floor

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Approximate total area(1)

66.9 m²

721 ft²

Reduced headroom

2.4 m²

26 ft²

(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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