

Dinsdale Road, Roker, Sunderland

£260,000









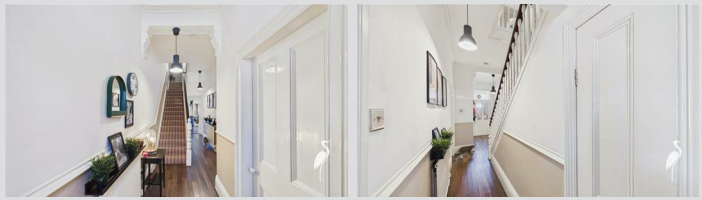


A fabulous three bedroom mid terrace house, sympathetically and tastefully upgraded, with many impressive enhancements whilst retaining many appealing period features. Internally the stylish accommodation is accessed via an entrance vestibule, leading through to a impressive reception hall with an attractive staircase to the first floor. There is a superb lounge to the front with a bay window, feature fireplace, along with decorative cornicing and plasterwork to the ceiling. To the rear there is a separate sitting room / dining room, a fabulous breakfasting kitchen that connects through to a versatile room that could be utilised as a family room, utility or study. On the first floor there are three well-proportioned bedrooms, a separate WC and an outstanding family bathroom/wc with a walk in shower. Externally there is a small forecourt to the front and a courtyard to the rear. This sought-after location is ideally placed for a range of amenities, Roker Park and the Sea front, as well as excellent transport connections, including the Metro system. We highly advise a viewing to appreciate this beautiful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door with inner wooden door to the reception hall.

Reception Hall



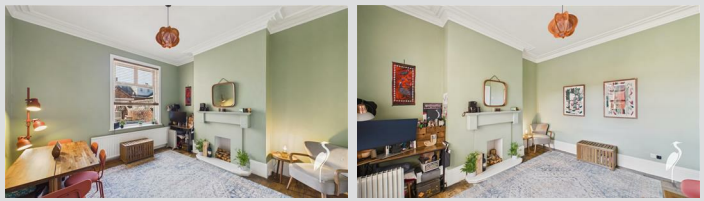
An impressive reception hall with two radiator, two storage cupboards and a superb staircase to first floor.

Lounge 15'2" x



Double glazed bay window to the front, radiator, a feature fireplace and decorative cornicing and plasterwork to the ceiling.

Living Room 13'3" x 13'4"



Double glazed window to the rear and a radiator.

Kitchen 10'0" x 10'11"



Wall and base units with countertops over incorporating a 1.5 bowl sink and drainer unit with mixer tap. Integrated oven with gas hobs and extractor hood and a dishwasher. Double glazed window to the side, vertical radiator and door to the family room / utility.

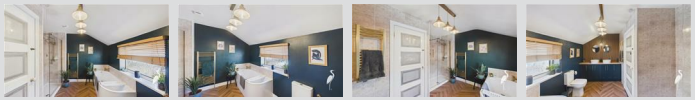
Family Room / Utility 8'7" x 12'4"



A versatile room that could utilised as a family room, utility, dining area or even a study. Fitted with wall units providing storage, radiator, space for a washing machine and fridge freezer. Double glazed window and a UPVC door to the rear.

Half Landing
Doors to the bathroom and WC.

Bathroom 6'6" x 12'5"



Low level WC, Jack and Jill wash hand basins set into vanity unit, bath, walk in dual head water fall shower, chrome heated towel rails and a double glazed window to the side.

Separate WC



Low level WC, wash hand basin, chrome heated towel rail, double glazed window to the side.

First Floor Landing



Storage cupboard with access point to loft.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'0" x 13'3"




Double glazed window to the rear, storage cupboard and a radiator.

Bedroom 2 10'8" x 13'3"




Double glazed window to front, radiator and storage cupboard.

Bedroom 3 7'8" x 11'8"




Double glazed window to the front and a radiator.

Loft Space 18'9" x 8'7"
Fully bordered out and two Velux windows.

Outside




Enclosed courtyard with paved and lawned areas.

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.

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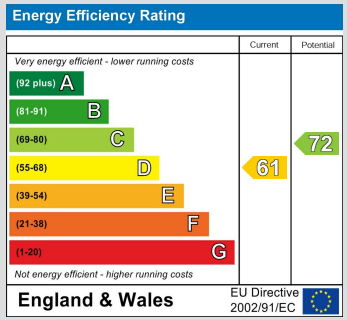
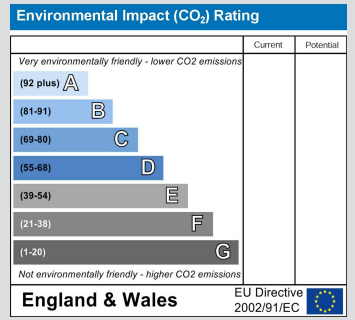
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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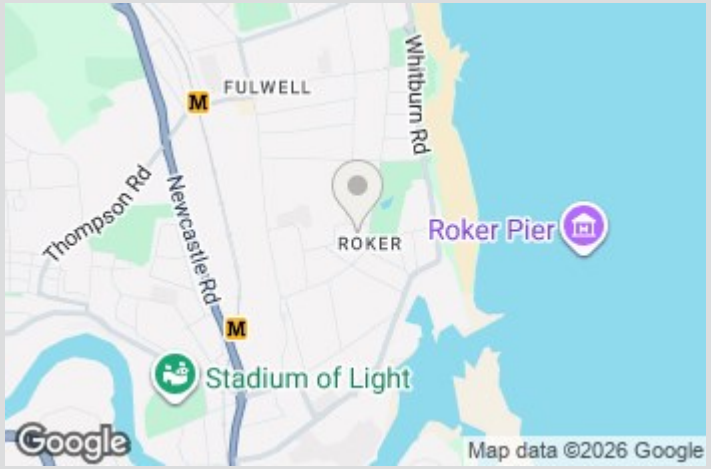

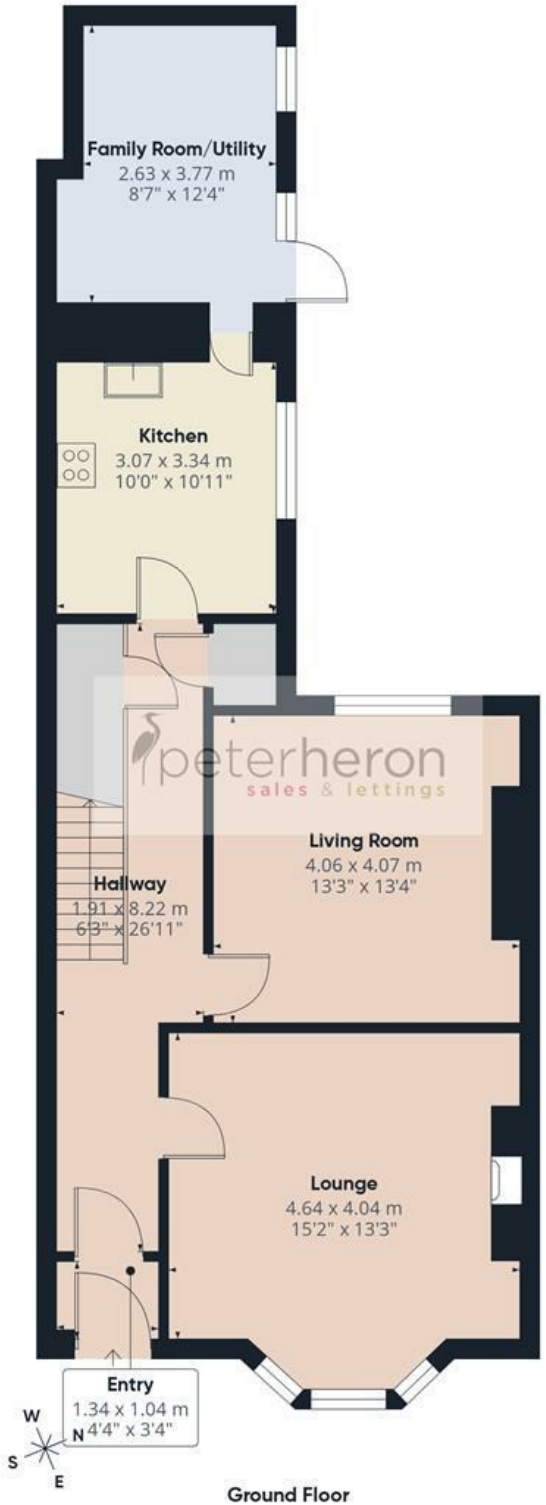

Ground Floor



First Floor



Second Floor

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Approximate total area(1)

148.4 m²

1597 ft²

Reduced headroom

9.1 m²

98 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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