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sales & lettings

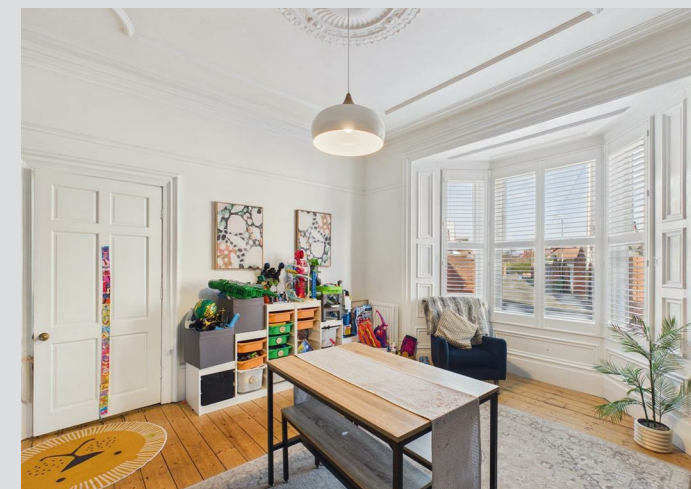
for sale  
  
peter heron

Lonsdale Road, Roker, Sunderland

£225,000







A beautifully presented three bedroom mid terraced Edwardian home perfect for both families and first time buyers, whilst being convenient for a superb range of amenities within this ever desirable coastal suburb. Internal accommodation comprises entrance vestibule, hall, lounge, dining room, kitchen, utility, ground floor WC, first floor bedrooms and a bathroom whilst externally there is a town garden to the front and enclosed courtyard to the rear with secure off street parking. Walking distance from good schools, Roker park and the sea front with its award winning Blue Flag beaches, this beautiful home can only be fully appreciated upon internal inspection, which is considered essential as high demand of this popular style of home is anticipated.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

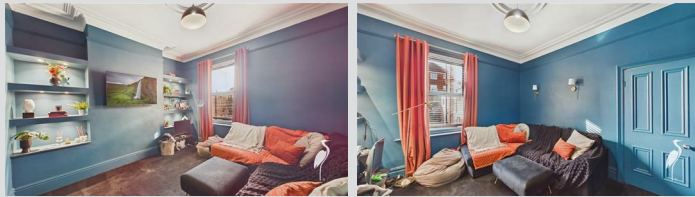
Access via Composite entrance door.

### Reception Hall



Radiator and stairs to first floor with storage under.

### Lounge 11'7" x 13'7"



Double glazed window to rear, radiator and built in shelving and lighting.

### Dining Room 14'8" x 13'2"



Double glazed bay window to front, radiator and feature fireplace.

### Kitchen 9'1" x 12'11"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated cooker hood and dishwasher, space for a fridge freezer and cooker. Double glazed window to rear and radiator. Door to utility.

### Utility



Wall and base units with countertops over providing space for washing machine and tumble dryer. Double glazed windows and UPVC door to rear. Door to WC.

### Ground Floor WC



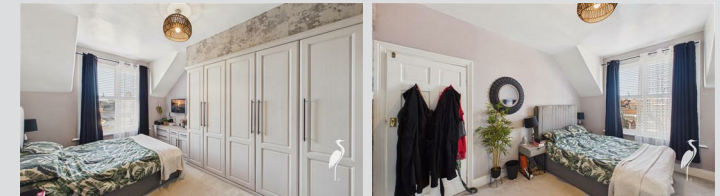
Low level WC and washbasin vanity unit, electric heater.

## First Floor Landing



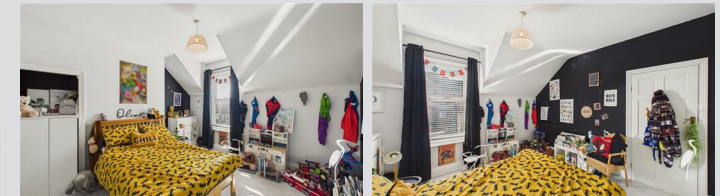
Built in storage and double glazed window.

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



Double glazed window to front, radiator and built in wardrobes and drawers.

### Bedroom 2 11'5" x 12'7"



Double glazed window to rear and radiator.

### Bedroom 3 6'11" x 9'10"



Double glazed window to front and radiator.

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Ground Floor



First Floor

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

121.4 m<sup>2</sup>

1308 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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