

Hampden Road, Roker, Sunderland

£275,000


I'M NO LONGER
ACCEPTING THE THINGS
I CANNOT CHANGE
I'M CHANGING
THE THINGS
I CANNOT ACCEPT


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Without doubt the finest example of its kind, and a true credit to our clients, this magnificent four bedroom and two reception room mid terraced Victorian dormer cottage boasts a host of outstanding features which will become evident upon internal inspection. Beautifully crafted throughout with bespoke fixtures and fittings, the property offers internal accommodation finished to the highest of standards comprising ground floor: reception hall, sitting room, living room, stunning kitchen, shelved pantry, a gorgeous bathroom, fourth bedroom whilst at first floor level there is a principal bedroom with walk in wardrobes and two further bedrooms (currently knocked through and used as one room - but easily converted back to its original form). Benefiting from gas central heating, UPVC double glazing of which some are Victorian style sliding sash windows, LVT flooring to some rooms on the ground floor, externally there property has an attractive forecourt to the front and a lovely enclosed courtyard to the rear with a large decked seating area and impressive outhouse currently used as a utility. Enjoying a quiet position at the Fulwell end of this sought after coastal suburb of Roker, the property is set close to an extensive range of urban amenities and is particularly convenient for the sea front and award winning blue flag beaches.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Double glazed Composite door to hall.

Reception Hall





Attractive wood effect LVT flooring, period style column radiator, spindle balustrade staircase with period style newel posts, wall panelling to dado level, plaster coved cornicing to ceiling.

Lounge 13'3" x 15'4"








Maximum dimensions into recess, large multi fuel cast iron stove set within large Inglenook fireplace with dressed brickwork, slate heart and solid oak mantel, high skirtings, fitted cupboards and shelving to alcoves, picture rail, decorated Lincrusta coved cornicing to ceiling, dado rail, LVT flooring, column radiator, UPVC double glazed sliding sash windows to rear, part glazed Georgian design double doors to sitting room.

Sitting Room 14'8" x 12'0"





Maximum dimensions into alcoves and bay with UPVC double glazed sliding sash windows to front, panelled architraving, LVT flooring, solid fuel effect cast iron stove set within Adam style fireplace with granite hearth, picture rail, ceiling panelling and coved cornicing, column radiator.

Kitchen 8'9" x 10'11"






Beautifully crafted with a good selection of period style base and eye level units incorporating glass fronted display cabinets, marble effect Quartz work surfaces with upstands, inset Belfast sink with period style brass coloured mixer tap, Lofra 1956 range oven with marble effect Quartz splashback and bespoke hand built mantel within integrated extractor unit, integrated dishwasher, cupboard discreetly concealing a wall mounted Baxi 150HE combination boiler serving hot water and radiators, UPVC double glazed Georgian design windows to side, porcelain floor tiles, worktop lighting, plaster coved cornicing to ceiling, door to inner lobby.

Inner Lobby





Built in Pantry featuring shelving and space for microwave and electric toaster, tiled floor, UPVC double glazed door leading out into rear courtyard.

Bathroom






Low level WC, washbasin vanity unit with cupboards under, marble counter tops, period style radiator, tiled floor, paster coved cornicing, LED downlights, wall lights, door to bath and shower room.

Bathroom





Corner shower cubicle with Matchstick design tiled walls, free standing bath with floor mounted shower mixer tap - beautiful white suite with floor tiles throughout, part tiled walls, plaster coved cornicing to ceiling, wall mounted extractor unit, UPVC double glazed sliding sash window to side, period radiator.

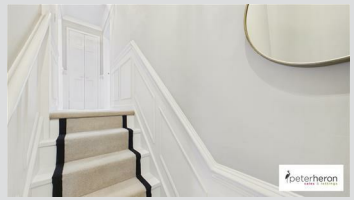
Office/Bedroom 7'4" x 11'10"





This versatile room is currently used as an office but could also be used as a bedroom. UPVC double glazed sliding sash windows to rear, period style column radiators, bespoke fitted desk with shelving and cupboards, wall panelling to delft rack level, plaster coved cornicing to ceiling, LVT flooring.

First Floor Landing

Coved cornicing to ceiling and built in cupboard with fitted shelf.

MAIN ROOMS AND DIMENSIONS

Principal Bedroom 10'3" x 9'6"





Into recess with dressing table area, UPVC double glazed windows to front, single radiator, wall panelling to delft rack level, LED downlights.

Walk In Wardrobes




Hanging rails and shelving.

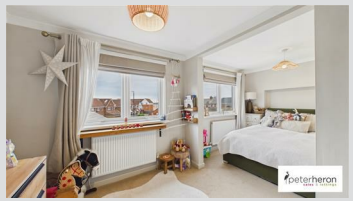
Bedroom 2 8'9" x 8'8"





Maximum dimensions into recess with ambient lighting, coved cornicing to ceiling, UPVC double glazed window to rear, single radiator, open plan to

Bedroom 3

UPVC double glazed window to rear, radiator, coved cornicing to ceiling.

Outside



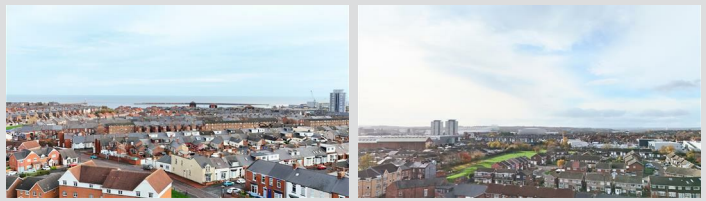
Forecourt to front with brick/wrought iron perimeter wall. Enclosed courtyard to the rear with a raised timber decked seating area with a sun drenched position. Single gate leading into yard.

Utility/Workshop Space



Suitable for a variety of uses. Featuring base units with wood effect working surfaces paneled walls, fitted shelving with nagging pegs, sink unit with pedestal mixer tap, space and plumbing for automatic washing machine, space for tumble dryer, wood effect flooring.

Views



Council Tax Band
The Council Tax Band is Band

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 871 years remaining on the lease. The Ground rent is £3.00per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

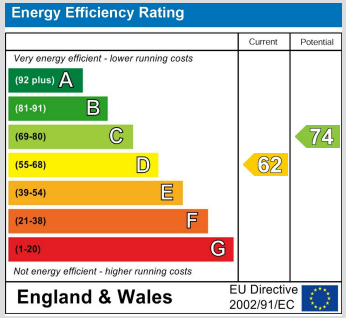
Any prospective purchaser should clarify this with their Solicitor.

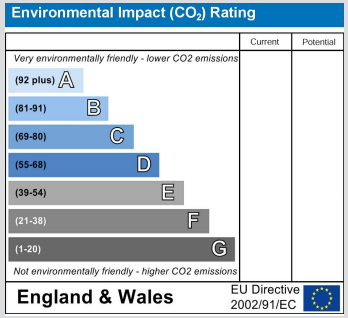
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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.

MAIN ROOMS AND DIMENSIONS









Ground Floor

First Floor



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Approximate total area(1)

113.4 m²

1222 ft²

Reduced headroom

1.4 m²

15 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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