



Keswick Avenue, Fulwell, Sunderland

Offers over £199,950

SALES & LETTINGS







Extended at ground floor level and offering a comfortable, well appointed living space and boasting generous south facing gardens to the rear and an open aspect overlooking playing fields, this popular style bay windowed semi detached property which was a built as a two bedroom but could be easily converted into a three bedroom home offers an excellent opportunity to first time buyers and families alike.

Available with no upward chain and immediate vacant possession, the property internally comprises entrance porch, entrance lobby, lounge open to dining room, extended kitchen, two double size first floor bedrooms and a shower room whilst features of note include gas central heating and double glazing, a two car drive to the front garage and laid to lawn gardens to the rear.

Occupying an extremely convenient position within walking distance of the Sea Front and Sea Road shopping centre, the property is well placed for good schools and Seaburn Metro Station making it perfect for commuting into the City Centre, Newcastle Upon Tyne and Durham.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

UPVC double glazed windows and wood effect laminate flooring.

Entrance Lobby

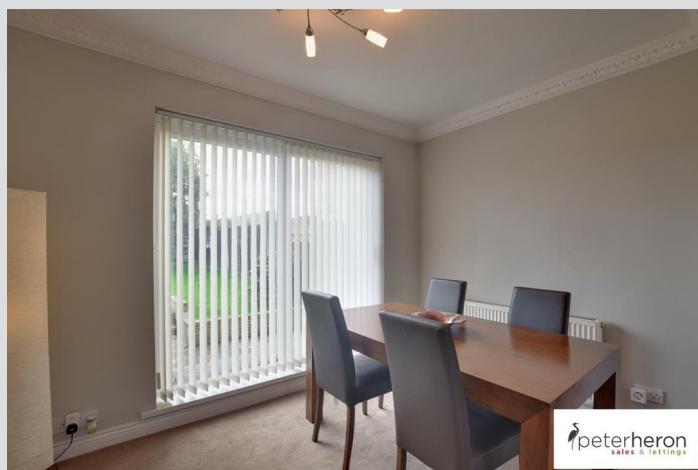
Staircase to first floor, wood effect laminate flooring and double radiator.

Lounge 12'6" plus bay x 12'5" into recess



UPVC double glazed bay window to front, single radiator, electric fire with marble surround and hearth, opening to

Dining Room 7'8" x 11'4"



Double radiator and sliding patio doors to garden.

Kitchen 10'5" x 13'4"



Base and eye level units with working surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor over, integrated microwave, integrated fridge freezer and dishwasher, UPVC double glazed window to rear, cupboard housing Main combi boiler. Understairs storage cupboard, single radiator and door to rear garden. Door to garage.

First Floor Landing

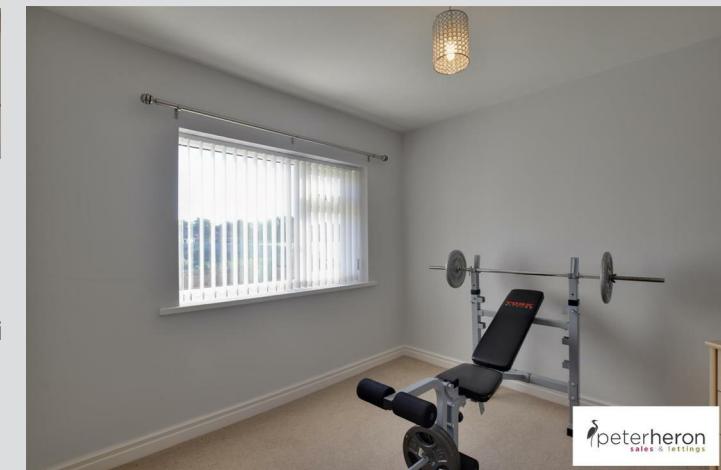
Double glazed window and access to loft.

Bedroom 1 15'5" into recess x 10'8" plus bay



UPVC double glazed bay window to front and single radiator.

Bedroom 2 9'2" x 9'8"



Double glazed window to rear and single radiator.

Shower Room



Low level WC, washbasin and walk in shower cubicle with overhead shower, double glazed window, heated towel rail, tiled walls and floor.

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MAIN ROOMS AND DIMENSIONS

Outside



Block paved to the front with driveway leading to attached GARAGE, whilst to the rear a delightful south facing rear garden.

Council Tax Band

The Council Tax Band is Band B.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/05/1937 and are waiting confirmation of the Ground Rent.

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.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Sea Road Viewings

To arrange an appointment to view this property please contact our Fawcett Street 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			65
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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