









This deceptively spacious double fronted detached house set along the quiet street just off Newcastle Road in the ever fashionable coastal suburb of Fulwell offers generous living accommodation ideal for families who require a larger than average home. Finished to a good standard throughout with modern day fittings and attractive decor the property internally features a large reception hall, lounge, dining room, kitchen, three double bedrooms at first floor level along with a family bathroom. Benefiting from gas central heating and UPVC double glazing, the property externally has a south facing courtyard to the rear and is a stones throw from a superb range of amenities including Seaburn Metro station, Sea Road shopping centre and good schools. Only upon internal inspection can you fully appreciate the fine qualities this home has to offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Reception Hall



Double glazed window to front elevation, stairs to first floor with storage under and a double radiator.

### Lounge 14'6" x 14'4"



Double glazed window to front elevation, double radiator and electric fire. Open plan into dining room.

### Dining Room 12'2" x 10'4"



Double glazed window to rear elevation, double radiator and door to Kitchen.

### Kitchen 9'3" x 17'8"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer with stainless steel mixer tap. Integrated oven, gas hob and hood, low level fridge and freezer and a washing machine. Breakfast bar, double radiator and double glazed window to rear. Composite door to rear courtyard.

### First Floor Landing



Double glazed window to side elevation and access point to loft.

### Bedroom 1 (Rear) 10'7" x 9'6"



Double glazed window to rear elevation and a radiator.

### Bedroom 2 (Front) 9'9" x 12'11"



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

### Bedroom 3 (Front) 7'5" x 9'10"



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

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, washbasin set into vanity unit, freestanding bath and walk in shower cubicle, chrome heated towel rail and double glazed window.

## Outside

Low maintenance courtyard to rear with electric roller shutter.

## 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.

## Important Notice - Particulars

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. 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

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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 £300.00 by Movewithus Ltd.

## Sea Road Viewings

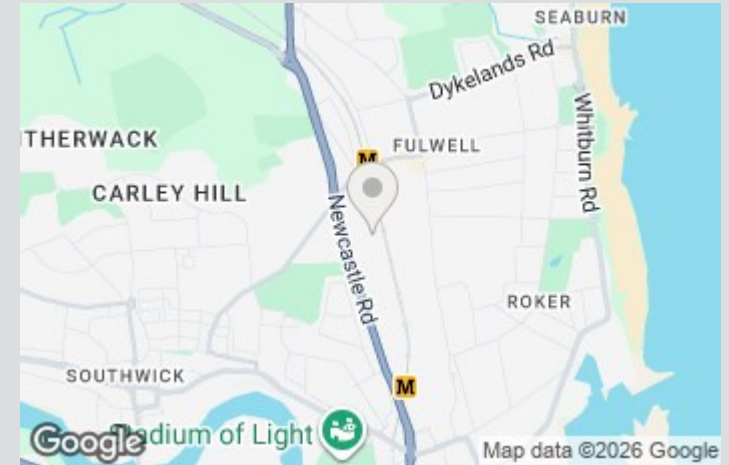
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

## 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.

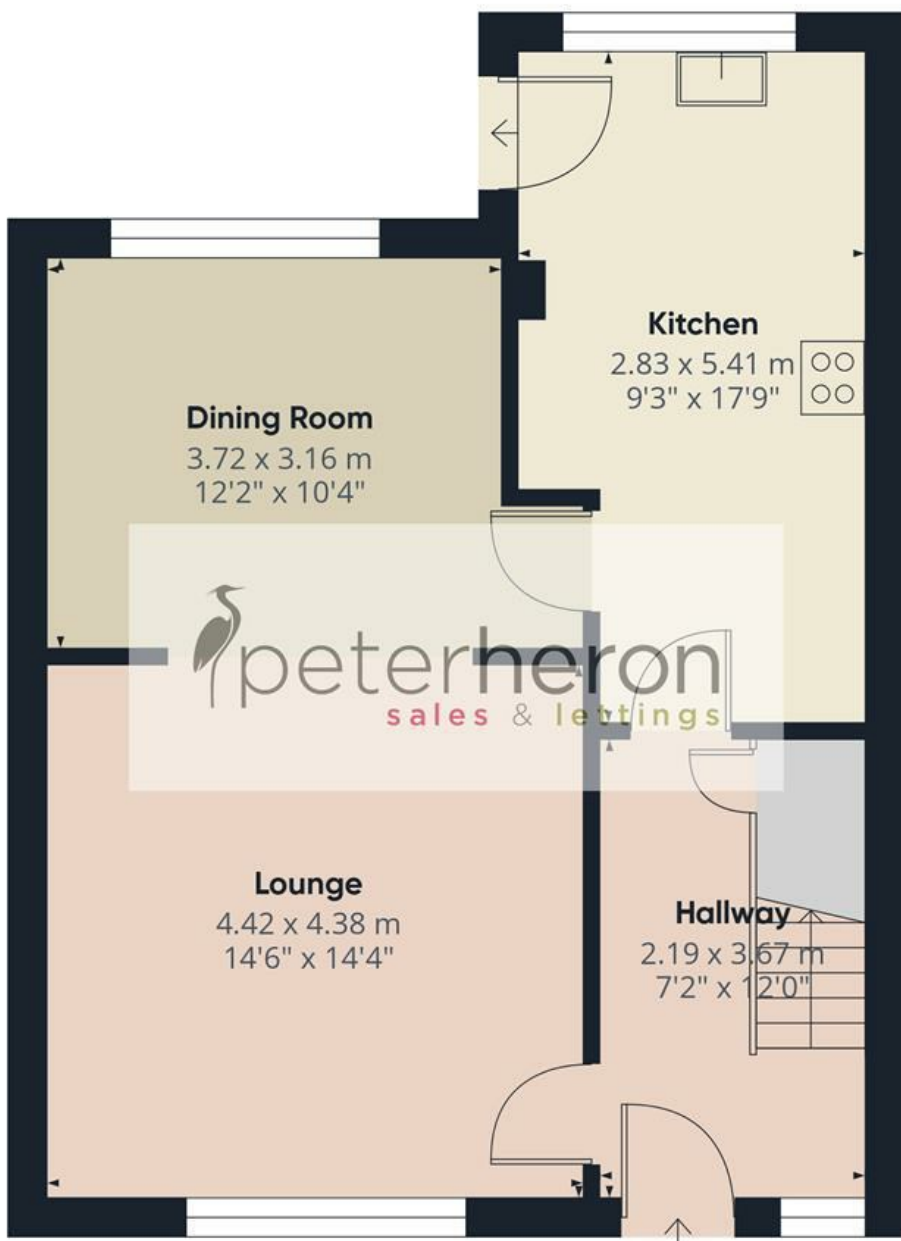


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

94.7 m<sup>2</sup>  
1021 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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