









Surprisingly spacious three bedroom semi sitting within this landmarked development of Fulwell, in the heart of Sunderland's sought after SR6 postcode district.

Extended at ground floor level, the property internally comprises entrance porch, reception hall, lounge, open plan kitchen and dining room, three generous bedrooms and a bathroom, the property externally has lovely gardens to the front and rear with allocated parking and offers a fresh contemporary feel throughout.

Walking distance from a superb range of schools, Sea Road shopping centre, award winning Blue Flag beaches and local metro stations, this beautifully appointed home should prove to be very popular indeed and deserves immediate internal inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Porch

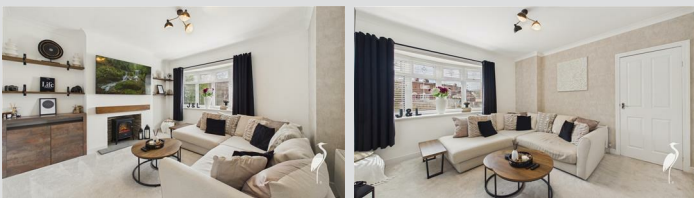
Double glazed windows to the front and side and double glazed door to hall.

## Reception Hall



Staircase to the first floor, radiator, Herringbone flooring and storage cupboard. Arch to cloaks cupboard. Doors to the lounge, kitchen/diner and bathroom.

## Lounge 13'3" x 13'0"



Double glazed bay window to the front and radiator.

## Kitchen/Diner 13'11" x 25'5"



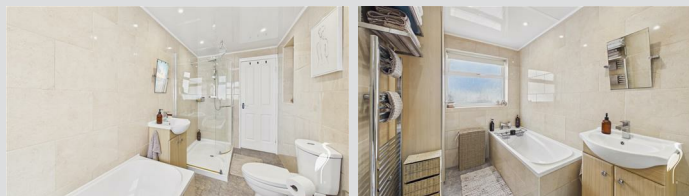
Contemporary kitchen diner with modern work surface over incorporating a 1/2 bowl sink and drainer unit with mixer tap. Integrated appliances include an oven and gas hob with extractor over. Space for washing machine and fridge freezer. Radiator. Opening into sun room.

## Dining Area



Double glazed windows to the side and rear, double glazed door to rear garden.

## Bathroom 5'10" x 12'9"



Modern bathroom with low level WC, washbasin, bath and shower cubicle with overhead rain fall shower. 2x double glazed windows, cupboards concealing wall mounted Baxi boiler, tiled walls and floor, UPVC lined ceiling and ladder style radiator.

## First Floor Landing

Double glazed window.

## Bedroom 1 14'7" x 9'10"



Double glazed window to the front, radiator and 2x fitted wardrobes.

## Bedroom 2 9'10" x 10'11"



Double glazed window to the rear and radiator.

## Bedroom 3 9'11" x 7'8"



Double glazed window to the rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Gardens front and rear. Allocated parking.

## 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.

## 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](http://peterheron.co.uk)

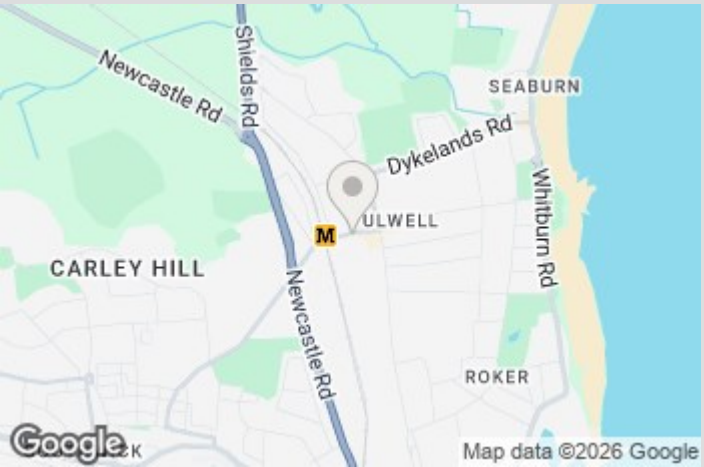
## Opening Times

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.

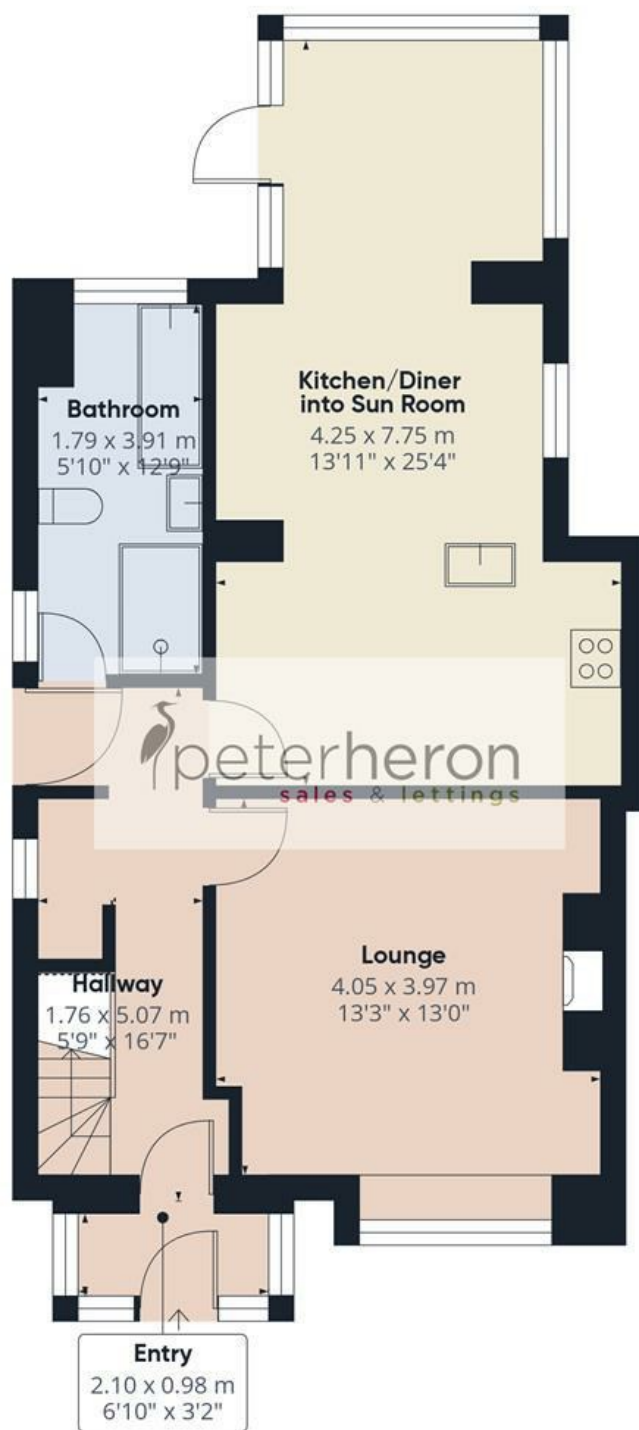
| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         | 83        | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



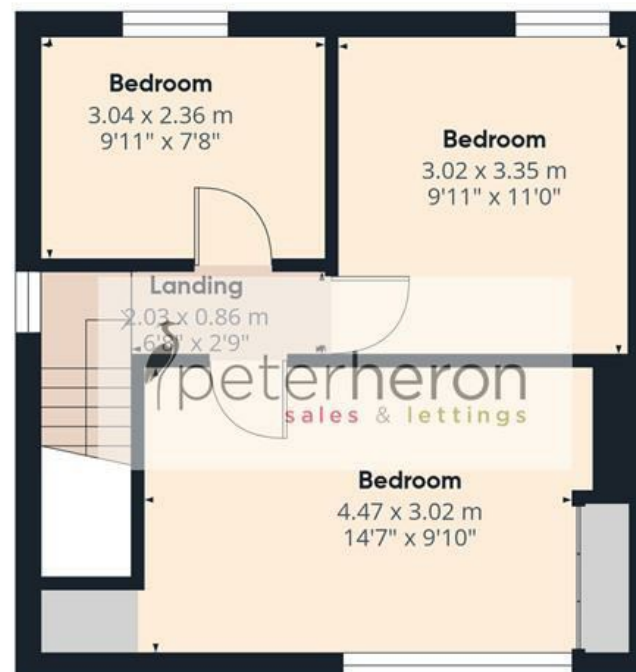
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Ground Floor



First Floor

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

94.6 m<sup>2</sup>

1018 ft<sup>2</sup>

(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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