









This beautifully presented and popular style three bedroom link detached home sitting within the highly regarded Fulwell Grange estate which has always proved to be a very popular residential locality for families and offering accommodation which is literally ready to move into.

This beautiful home offers internal accommodation comprising entrance lobby, living room which shares open plan arrangement with the dining room and kitchen, separate utility, three first floor bedrooms and a bathroom whilst features of note include gas central heating, UPVC double glazing, energy saving solar panels, open plan lawned gardens to the front with a drive leading to attached garage with remote control electric door and beautifully landscaped gardens to the rear which enjoy a southerly aspect and feature various patio seating areas perfect for entertaining, families and Alfresco dining.

Enjoying a convenient position along the A19 corridor being perfect for Nissan, Doxford International and Amazon, the property is also perfect for those commuting to the wider North East region and is sure to command a huge level of interest and should be viewed as a matter of urgency to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite door.

Entrance Lobby

Storage cupboard, double glazed window to side and inner door to lounge.

Lounge 15'7" x 13'10"



Double glazed window to front, double radiator, stairs to first floor and open plan into kitchen and dining room.

Open Plan Kitchen and Dining Room 15'7" x 9'9"



Range of walk and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated Range Master oven, hob and cooker hood. Double glazed window, radiator and UPVC double glazed French doors to rear. Door to utility.

Utility 8'1" x 6'4"



Providing space for fridge freezer and washing machine, double glazed window and UPVC door to rear. Door to garage.

First Floor Landing

Access hatch to loft and double glazed window.

Bedroom 1 (front) 13'1" x 8'10"



Double glazed window to front and radiator.

Bedroom 2 (rear) 11'1" x 8'6"



Double glazed window to rear, radiator and built in sliding door wardrobes.

Bedroom 3 (front) 7'11" x 6'7"



Double glazed window to front, radiator and built in storage cupboard.

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail and double glazed window.

Outside



Garden to the front with a driveway providing off street parking and access to the garage. Generous south facing rear garden featuring block paved and decked areas.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Solar Panels

We have been advised by our client the solar panels are leased and the lease started on 13/11/2014 for 22 years and 8 months. 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:-
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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)	A		
(81-91)	B	84	87
(69-80)	C		
(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			
England & Wales		EU Directive 2002/91/EC	



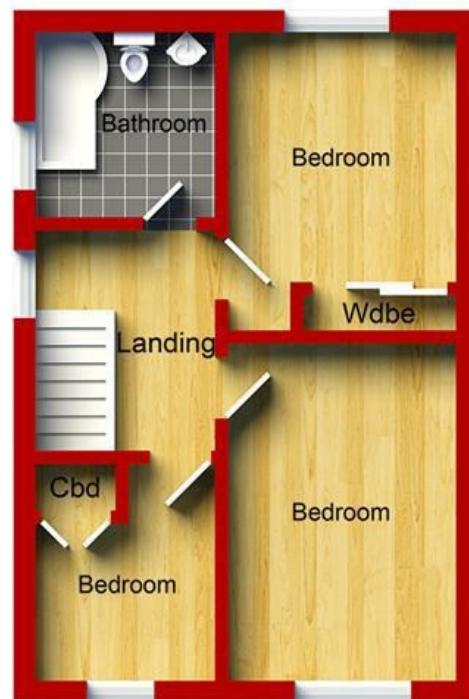
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Ground Floor
Approximate Floor Area
(42.50 sq.m)



First Floor
Approximate Floor Area
(35.30 sq.m)

