









Available with no upward chain, this popular style bay window three bedroom pre-war semi detached home with generous gardens to the rear is in need of general updating and modernising but carries huge potential and a competitive asking price to reflect the work required.

Internal accommodation comprises entrance porch, reception hall, lounge, dining room, extended kitchen with ground floor WC, three first floor bedrooms and a bathroom. Externally there are gardens to the front with a drive leading to attached garage and well proportioned mature gardens to the rear.

Benefiting from gas central heating and some double glazing, the property enjoys a favourable position along this popular avenue set within the heart of Fulwell with its superb amenities including good schools, shopping facilities and transport links through to Sunderland, South Shields, Newcastle and beyond.

Just a short stroll from both Seaburn Metro station and Stadium of Light Metro stations, the property is also within easy walking distance of the Sea Front and its award winning Blue Flag beaches. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed door to

Entrance Porch

Part glazed timber door to

Reception Hall

Staircase leading to first floor, understairs storage cupboard, single radiator.

Lounge 11'9" x 12'11"



Into bay with UPVC double glazed windows overlooking front gardens, feature fireplace with marble surround, insert and hearth, built in cupboards to alcoves, single radiator.

Dining Room 10'11" x 15'8"



Into large square bay with UPVC double glazed windows overlooking the rear gardens, gas fire with tiled surround, insert and hearth, double radiator.

Kitchen 12'11" x 15'6" maximum dimensions



This space has been extended and is divided by a partition and features base and eye level units with granite coloured working surfaces incorporating single drainer 1 1/2 stainless steel sink unit, gas hob, built under electric oven, space and plumbing for automatic washing machine, space for under bench fridge and freezer, tiled splashbacks, laminate flooring, UPVC double glazed window to rear, double radiator, interconnecting door to garage. Sliding glazed door to rear lobby.

Rear Lobby

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MAIN ROOMS AND DIMENSIONS

Ground Floor Washroom



Low level WC, UPVC double glazed window and single radiator.

Half Landing

UPVC double glazed window to side.

First Floor Landing

Access point to loft.

Bedroom 1 (front) 10'7" x 14'6"



Maximum dimensions into fitted wardrobes and bay with UPVC double glazed windows to front, single radiator.

Bedroom 2 (rear) 9'7" x 9'10"



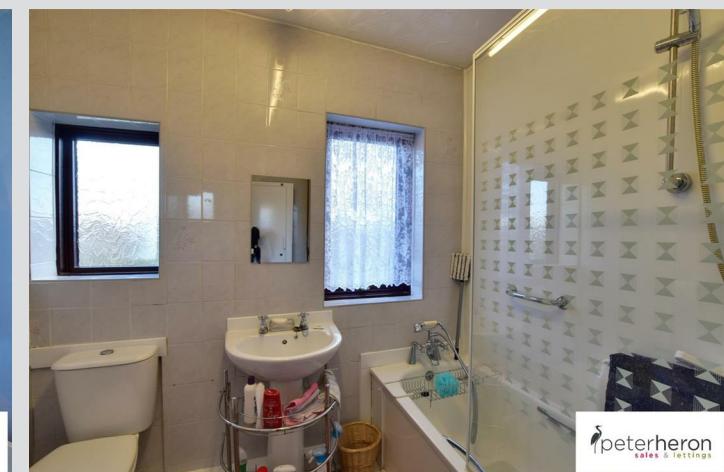
UPVC double glazed window to rear, single radiator.

Bedroom 3 (front) 8'9" x 6'7"



UPVC double glazed window to front, single radiator, bulk head with cupboard.

Bathroom



Low level WC, pedestal washbasin, panel bath with

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MAIN ROOMS AND DIMENSIONS

overhead electric shower - white suite with part tiled walls, vinyl flooring, ladder design heated towel rail and UPVC double glazed windows. Cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators.

Outside



Hard landscaped gardens to the front with established borders, block paved drive leading to attached GARAGE with electric remote control roller shutter door. To the rear generous gardens featuring attractive lawned areas, patio seating areas and raised borders together with mature trees and shrubs.

Garage 8'9" x 14'8"

Lights and sockets, interconnecting door to kitchen.

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.

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

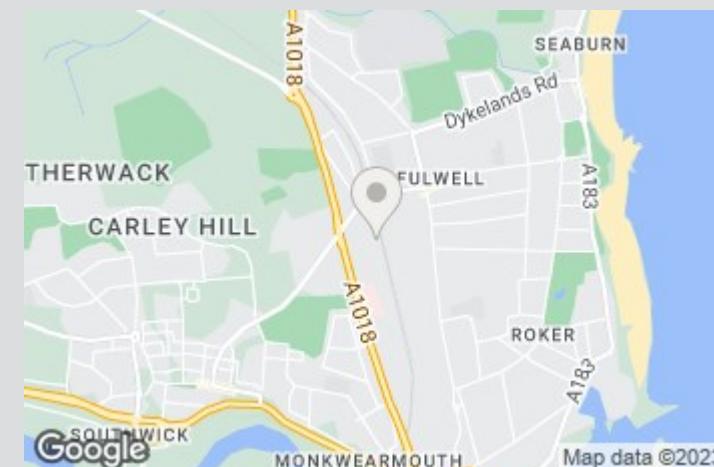
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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		
(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		



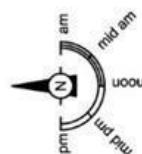
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Ground Floor
Approximate Floor Area
(59.45 sq.m)



First Floor
Approximate Floor Area
(36.87 sq.m)