


**Atkinson Road**, Fulwell, Sunderland

Offers over £164,950











An attractive and spacious mid terraced house set along this highly sought after street nestled within the well established suburb of Fulwell.
Available with no upward chain, the property comprises to the ground floor a lounge opening through into dining room and kitchen, whilst to the first floor there are two well proportioned bedrooms, bathroom and separate WC.  Externally there is an enclosed rear courtyard and forecourt to the front.
Located just a short walk of the Sea Front and Roker Park, whilst Sea Road shopping centre is also close to hand.  Immediate internal inspection highly recommended!

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via UPVC entrance door.

**Entrance Lobby**
Inner door to hall.

**Reception Hall**




Stairs to first floor with storage under and a radiator. Doors to lounge, dining room and kitchen.

**Lounge 11'11" x 11'11"**





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

**Dining Room 10'4" x 13'9"**





Double glazed window to rear and double radiator.

**Kitchen 7'0" x 10'3"**

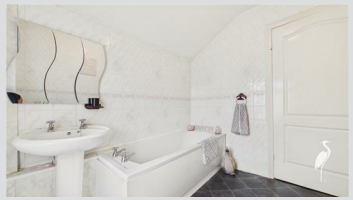




Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Space for an oven, fridge freezer and washing machine. Radiator, double glazed window and UPVC door to rear.

**Half Landing**
Door to bathroom.

**Bathroom**

Washbasin and bath, double radiator and double glazed window to rear.

**Separate WC**



Low level WC, radiator and double glazed window to rear.

**First Floor Landing**



Built in storage cupboard.

# MAIN ROOMS AND DIMENSIONS

**Bedroom 1 15'1" x 12'7"**




Double glazed bay window to front, radiator and storage cupboard.

**Bedroom 2 9'4" x 13'5"**




Double glazed window to rear, radiator and storage cupboard.

**Outside**
Low maintenance courtyard to rear with a wooden gate to access rear lane.

**Council Tax Band**
The Council Tax Band is Band B.

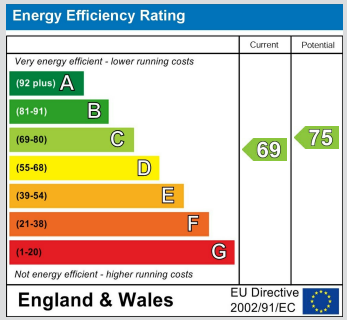
**Tenure Freehold**
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

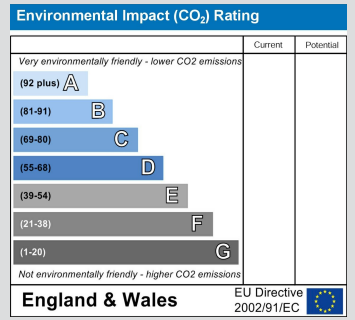
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**Sea Road Viewings**
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

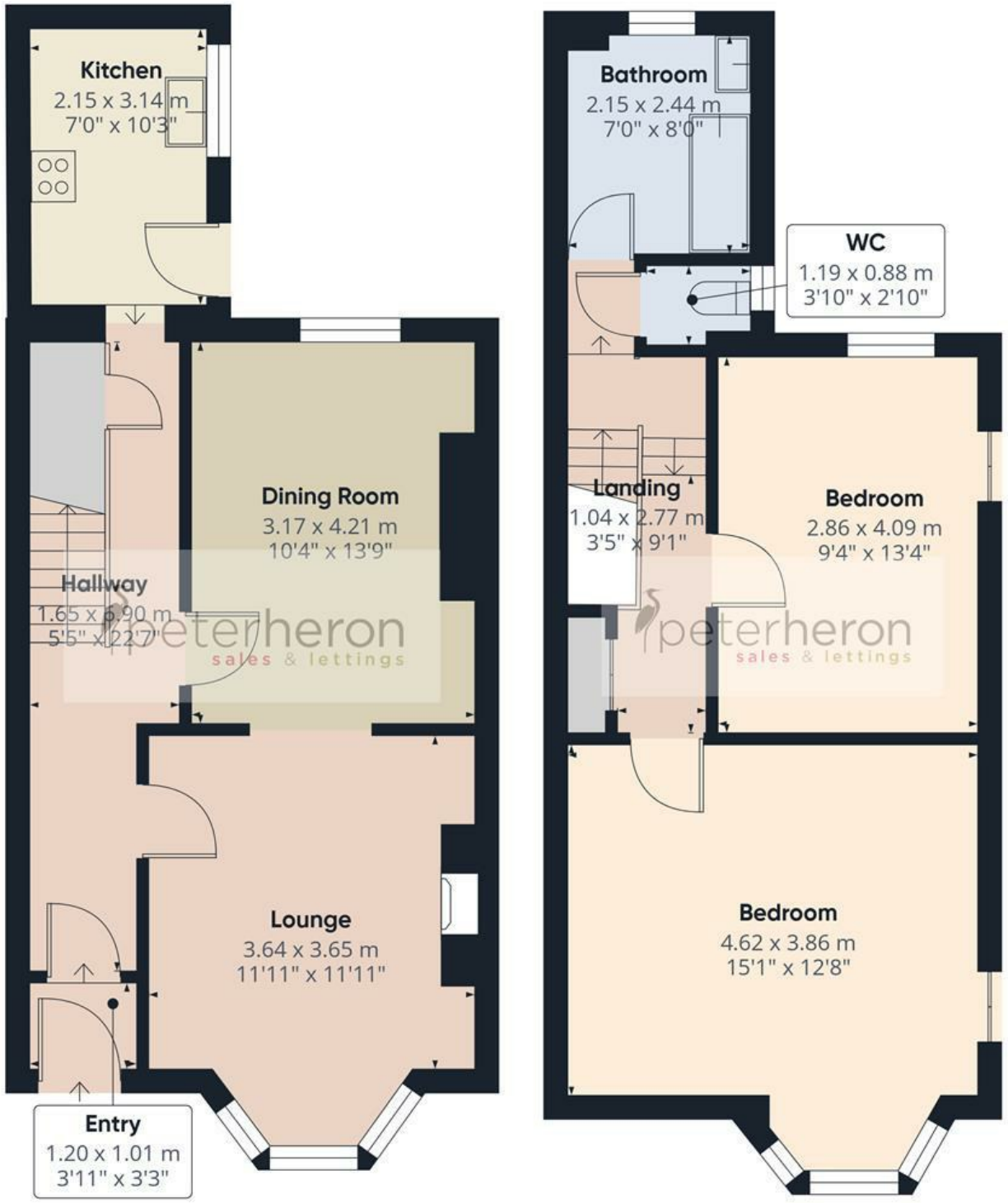
**Opening Times**
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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**Approximate total area**(1)

88.4 m²

953 ft²

(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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