









An attractive two bedroom mid terrace cottage, occupying a superb position within this ever popular part of Fulwell, available with immediate vacant possession and no upper chain involved. Internally the accommodation is all on one level and includes a hall, lounge, kitchen, two bedrooms and a bathroom/wc. Benefits of the property include a courtyard to the rear, double glazing and gas central heating to radiators. This location is ideal for local amenities, the shops and cafes on Sea Road, access to the sea front, as well as offering excellent transport connections including Seaburn Metro Station. Early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via double glazed entrance door.

## Entrance Hall

Radiator.

## Lounge 13'0" x 9'3"



Double glazed window to rear, radiator, feature fireplace and door to kitchen.

## Kitchen 15'7" x 7'3" maximum

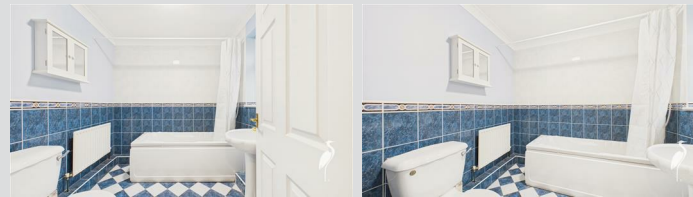


Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include oven and hob, space for fridge freezer, dishwasher and washing machine, two double glazed windows and radiator.

## Lobby

Door to bathroom and external double glazed door to courtyard.

## Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over.

## Bedroom 1 12'10" x 14'4" into alcove



Double glazed bow window to front and radiator.

## Bedroom 2 9'8" x 6'10"



Double glazed window to rear and radiator.

## Outside



Forecourt to the front and an enclosed courtyard.

## Council Tax Band

The Council Tax Band is Band A.

## 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 the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where

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# MAIN ROOMS AND DIMENSIONS

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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

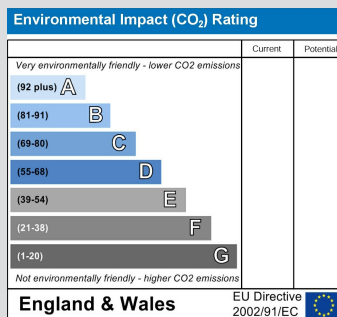
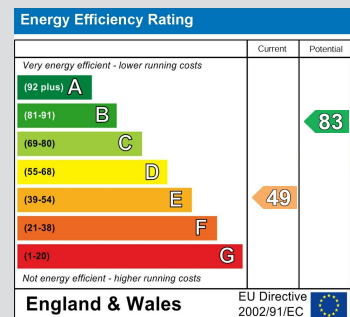
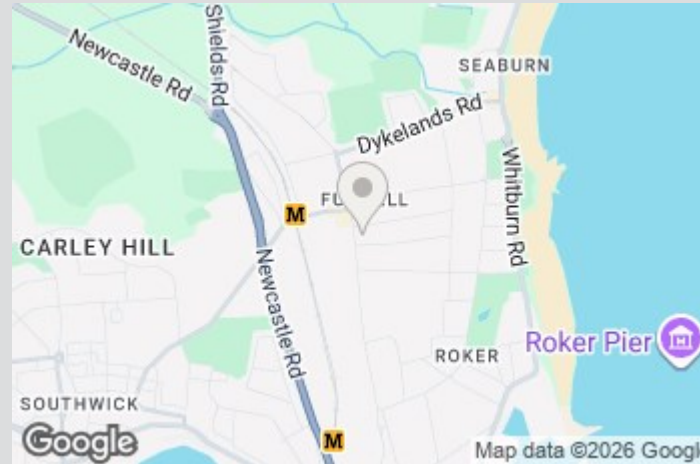
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



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

56.9 m<sup>2</sup>

613 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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