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sales & lettings

**Newhaven Avenue**, Fulwell, Sunderland

£179,950











Available with immediate vacant possession and no upward chain, this splendid double fronted bay window pre- war semi detached bungalow backing onto Thompson Park offers an excellent opportunity for those looking to downsize to a home with all accommodation on one level.
The properties interior living space comprises: reception hall, lounge, dining room, kitchen, two bedrooms and a bathroom and externally features gardens to the front and wonderful mature enclosed gardens to the rear.
Walking distance to all amenities including Metro Stations at Seaburn and The Stadium of Light, the property is well placed for the sea front, local shopping facilities and Sunderland city centre.
In need of a little modernising and updating yet priced accordingly this popularly situated home has huge potential and is sure to be the subject of considerable interest. Immediate internal inspection is therefore unreservedly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

**Entrance**
UPVC double glazed feature door to entrance portico with part glazed door to reception hall

**Reception Hall**
Double radiator, coved cornicing to ceiling

**Dining Room 12'0' x 16'10"**



into UPVC double glazed bay window to front elevation, coved cornicing, single radiator, open plan to living room

**Living Room 12'0 x 14'7"**




Fireplace and double glazed alluminium sliding patio doors leading out into mature rear gardens

**Kitchen 8'4 x 10'5"**



Base and eye level units with coloured working surfaces incorporating single drainer stainless steel sink unit with mixer tap, plumbing for washer, space for under bench fridge, space for electric cooker, freestanding gas boiler serving hot water and radiators. UPVC double glazed window to rear elevation, vinyl flooring, tiled splash back, double radiator

**Lobby**
with shelved pantry

**Bedroom One (front facing) 11'10 x 16'1 max dimensions**



UPVC double glazed window to front elevation and fitted wardrobes to alcoves, coved cornicing, single radiator

**Bedroom Two (rear facing) 9'10 x 8'4**



UPVC double glazed window to rear elevation, single radiator

**Shower Room**




Low level W.C., wash basin/vanity unit with cupboards under. shower enclosure. White suite with tiled walls, non slip vinyl flooring, UPVC double glazed window to side elevation, single radiator

**Externally**







Mature gardens to the front, enclosed gardens to the rear featuring established lawn, borders , shrubs and perrenials and featuring lovely seating areas and a patio accessed directly from the living room. In addition there is a brick store to the rear providing storage for tools etc and passage to the side.

**Council Tax Band Info**
We have been advised by our Clients this property is Council Tax Band B and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

# MAIN ROOMS AND DIMENSIONS

**Tenure - Freehold**
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

**Important Notice Section 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. 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.

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**Sales Viewing Arrangements**
To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a viewing online at peterheron.co.uk

**Opening Hours**
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

**Ombudsman**
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.




