

Newbury Street, Fulwell, Sunderland

£119,950











Available with no upward chain, this well proportioned two bedroom and two reception room double fronted cottage offers an excellent opportunity to those who require a well kept property with all accommodation at ground floor level, whilst it is finished to a very good standard throughout rendering it literally ready to move into.
The property comprises entrance vestibule, hall, lounge, dining room, kitchen with many integrated appliances, two bedrooms and a bathroom and features a large courtyard to the rear with a timber decked seating area and secure off street parking.
Benefiting from gas central heating and UPVC double glazing, the property is well placed for an excellent range of urban amenities within this highly fashionable suburb and should prove to be extremely popular. Immediate internal inspection is therefore highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
UPVC double glazed feature door to

Entrance Vestibule
Open plan to

Reception Hall
Passive air flow system, coved cornicing to ceiling.

Bedroom 1 (front) 11'9" x 15'5"
Into bay with UPVC double glazed windows to front, fitted wardrobes and overhead cupboards, single radiator.

Bedroom 2 (front) 6'10" x 13'0"
UPVC double glazed window to front, single radiator.

Lounge 14'0" x 14'0" into arched alcoves
Living flame gas fire with polished stone surround, insert and hearth, UPVC double glazed window to rear, single radiator. Open plan to

Dining Room 13'10" x 7'3"
UPVC double glazed window to rear, single radiator.

Kitchen 7'3" x 12'7"
Base and eye level units with solid wood working surfaces and upstands incorporating an under bench inset 1 1 /2 bowl stainless steel sink unit with pedestal mixer taps, integrated appliances include and electric cooker with glass splashback and overhead extractor hood, under bench fridge and freezer, slimline wine cooler, space and plumbing for automatic washing machine. Illuminated glass fronted display cabinets, cupboard discreetly concealing a wall mounted gas combination boiler serving hot water and radiators. Wood effect laminate flooring. UPVC double glazed window side.

Rear Lobby
Space for tumble dryer and UPVC double glazed door leading out into rear courtyard.

Bathroom
Low level WC, washbasin and bath with shower - white suite with wall tiles, UPVC double glazed window to side, wall mounted extractor unit, double radiator.

Outside
Forecourt to front. Enclosed courtyard to the rear providing a nice raised timber decked seating area and secure off street parking accessed via up and over door.

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

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 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:-

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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.
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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

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

MAIN ROOMS AND DIMENSIONS



