









Enjoying a highly sought after position at the Blue Bell end of Fulwell and perfect for families who wish to live in this highly desirable coastal setting, this well proportioned four bedroom bay windowed semi detached home offers a tastefully appointed living space which is literally ready to move into. Internal accommodation comprising entrance vestibule, reception hall, lounge, dining room, breakfasting kitchen, utility, four first floor bedrooms and a bathroom and features of note include gas central heating and UPVC double glazing. To the exterior there is a drive to the front and enclosed sun drenched gardens to the rear. On the doorstep of Sea Road shopping centre, Seaburn Metro station and within easy reach of the sea front, this wonderful home can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Vestibule

UPVC inner door to hallway.

Reception Hall



Stairs to first floor storage under and radiator. Door to lounge.

Lounge 11'5" x 11'2"



Double glazed bay window to front, radiator and feature fireplace. Archway opening into dining room.

Dining Room 11'6" x 10'10"



Double glazed window to rear and radiator. Door to kitchen.

Breakfasting Kitchen 16'3" x 12'4" maximum



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated over, electric hob and cooker hood. Space for washing machine and fridge freezer. Double glazed window and UPVC sliding door to rear. Door to utility.

Utility 9'5" x 5'4"

Wall and base units with countertops over, space for for tumble dryer and UPVC Double doors to outside.

First Floor Landing



Radiator.

Bedroom 1 13'11" x 11'6"



Double glazed bay window to front and radiator.

Bedroom 2 11'6" x 10'10"



Double glazed window to rear and radiator.

Bedroom 3 12'0" x 7'2"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 4 12'4" x 7'0"



Two double glazed bay windows to front and two radiators.

Bathroom



Low level WC and vanity washbasin, bath with shower attachment and walk in waterfall shower cubicle, chrome heated towel rail.

Outside



Attractive front and rear gardens with a driveway to front providing off street parking.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 24/6/1938 and the Ground Rent is £5.25pa.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

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 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.
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

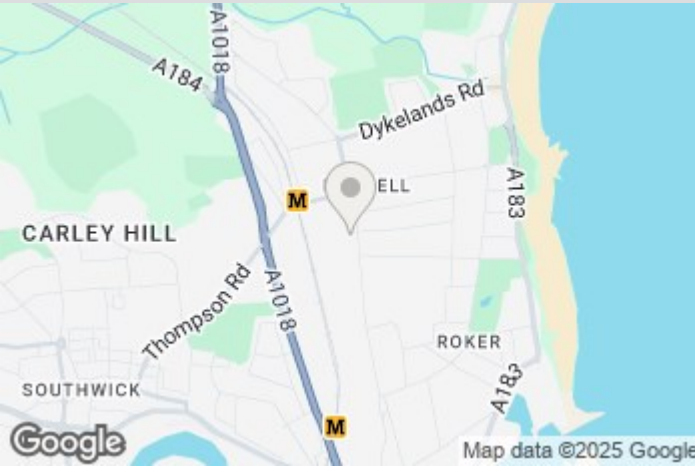
Opening Times

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

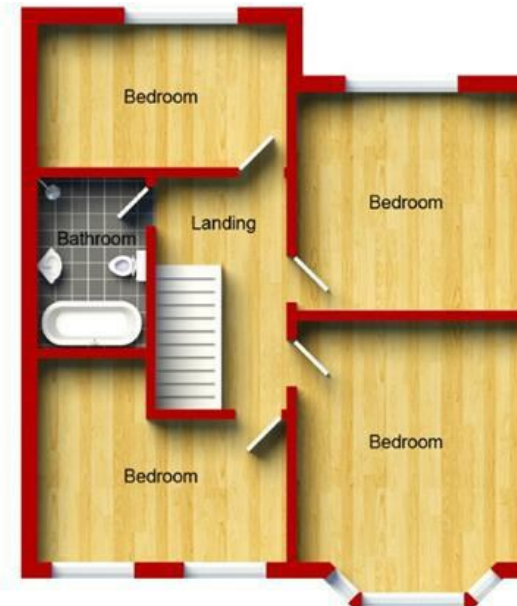


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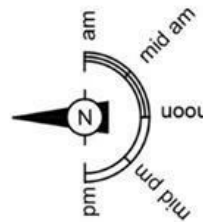
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Ground Floor
Approximate Floor Area
(60.80 sq.m)



First Floor
Approximate Floor Area
(57.50 sq.m)



17 Prengarth Avenue