















A popular style mid terraced cottage available with no upward chain, this conveniently situated property is in need of some refurbishment work yet carries huge potential! Originally built as a standard 2 bedroom cottage, the property currently has internal accommodation comprising reception hall, lounge with open plan dining room (formerly bedroom 2), kitchen, bathroom and WC. With features of note including some gas central heating and double glazing. To the exterior there is a forecourt to the front and enclosed West facing courtyard to the rear with off street parking and a car port. Just a stones throw away from Sea Road shopping centre and close to superb amenities within the ever fashionable suburb of Fulwell close to the Sea front with it's outstanding beaches. Perfect for those who need everything within walking distance, this competitively priced home should be viewed as a matter of urgency to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance door into lobby.

## Lobby

Door into entrance hall.

## Entrance Hall

Radiator.

## Bedroom 1 12'3" x 13'8" (into wardrobes)



Fitted wardrobes, storage cupboard, radiator, double glazed bay window to the front and coved cornicing to ceiling.

## Lounge



2 x radiators, coved cornicing to ceiling, electric fireplace, single glazed windows.

## Bedroom 2/Dining Room

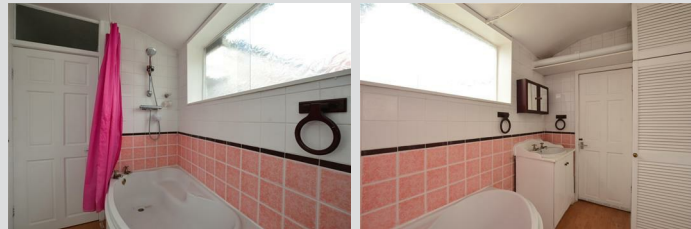
Formally a bedroom but the wall has been removed to create an open plan lounge and dining room. Easily restored back to its original state.

## Kitchen 11'2" x 6'0"



Fit with base and eye level units with work bench over incorporating sink unit. Space for washing machine, tumble dryer and fridge freezer.

## Bathroom



Fit with wash hand basin set into vanity, corner bath with shower head over, single glazed window, radiator, storage cupboard and door to separate WC.

## WC



Fit with low level WC and a radiator.

## Garden Room 10'7" x 10'0"



Radiator and double glazed sliding glass door to rear courtyard.

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# MAIN ROOMS AND DIMENSIONS

## Loft Space 16'0" x 15'6" (max)



Fitted cupboards.

## Outside



Electric roller shutter access and storage space.

## 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.

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## Important Notice Part 2

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## Sea Road Viewings

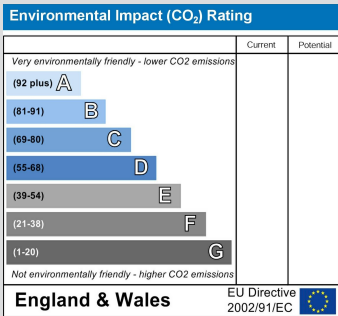
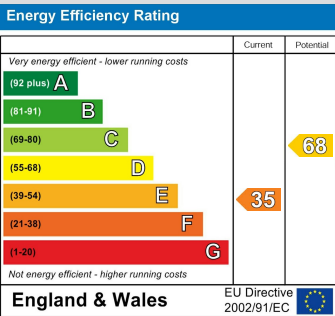
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

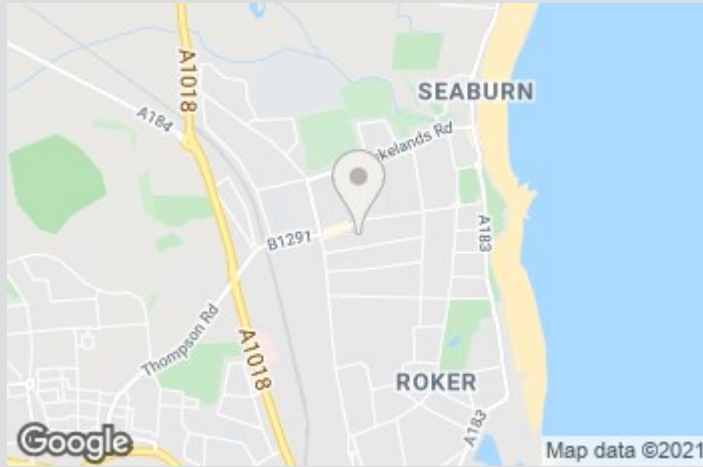
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