



Lee Street, Fulwell, Sunderland

£129,950





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sales & lettings



Located at the favourable Browne Road end of this popular street, situated in the heart of Fulwell Village and just a short stroll from Sea Road shopping centre and local shops on Fulwell Road, this delightful 2 bedroom, mid-terraced cottage offers an exciting opportunity to both first time buyers and those looking to downsize to a property with all accommodation set on the ground floor.

Available with no upper chain, the property internally includes reception hall, living room, kitchen, 2 bedrooms and a bathroom, whilst benefitting from gas central heating, UPVC double glazing and externally has a forecourt to the front and enclosed courtyard to the rear.

Sure to command a considerable level of interest, we highly recommend this fine home should be viewed as a matter of urgency to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to entrance portico.

Reception Hall

With solid wood flooring, column radiator.

Bedroom 1 14'1" x 12'11"



UPVC double glazed oriel bay window to front elevation, single radiator and coved cornicing to ceiling.

Bedroom 2 9'10" x 6'4"



UPVC double glazed window to rear and a radiator.

Living Room 12'11" x 9'7"



UPVC double glazed window to rear elevation, radiator.

Kitchen 5'2" x 10'11"



Base units with granite coloured working surfaces incorporating a single drainer sink unit with pedestal mixer tap, plumbing for automatic washing machine and space for gas cooker and fridge freezer, tiled flooring, tiled splashbacks, UPVC double glazed window and door to side elevation. Wall mounted central heating boiler serving hot water and radiators, double radiator.

Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal wash basin, panelled bath with overhead shower and screen - white suite with tiled walls, UPVC double glazed window, tiled floor and single radiator.

Outside

Enclosed courtyard to the rear with space for car (vehicular access point required) brick store and forecourt to the front.

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:-

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.

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.

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.

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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

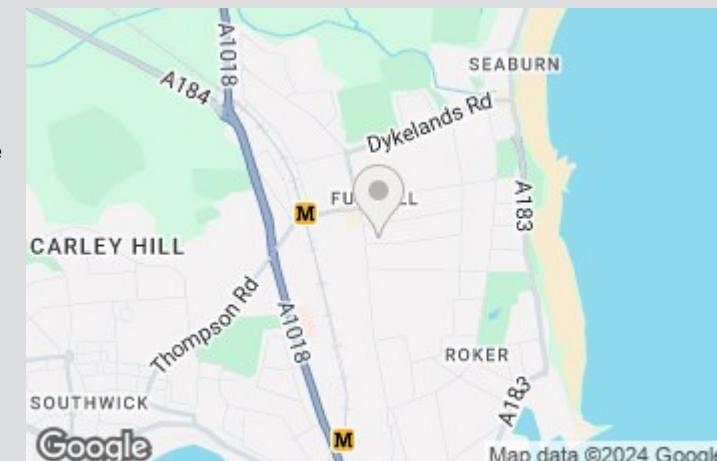
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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Approximate Floor Area
(53.41 sq.m)



37 Lee Street