



Ashleigh Grove, Fulwell, Sunderland

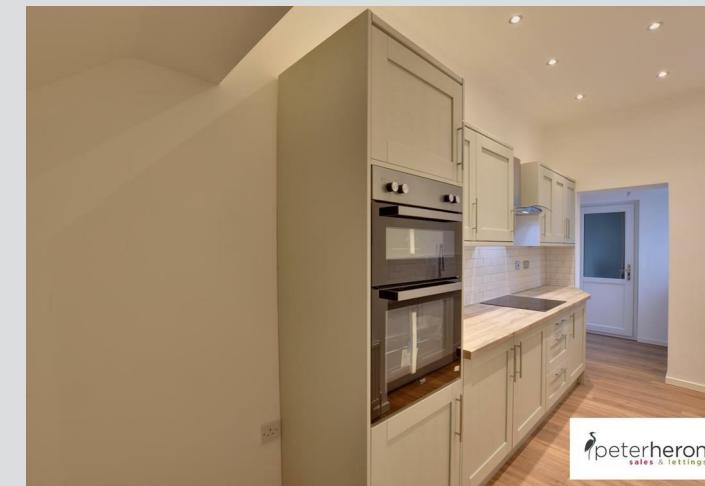


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Offers over £199,950







This recently refurbished and spacious three bedroom end terraced home is finished to a very good standard throughout and is available with no upward chain, perfect for families. Siting within this extremely popular suburb with all amenities close to hand and is particularly convenient for the Sea Front. The property comprises entrance hall, lounge, dining room and modern kitchen, three first floor bedrooms and a bathroom. Benefiting from gas central heating, double glazing and a town garden at the front and delightful enclosed courtyard to the rear, this lovely home is sure to impress all who view!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Hall



Staircase to first floor, under stairs storage cupboard, wood effect laminate flooring and single radiator.

### Lounge 12'9" plus bay x 11'9"



Double glazed bay window to front and single radiator.  
Opening through into dining room.

### Dining Room 18'11" x 11'3"



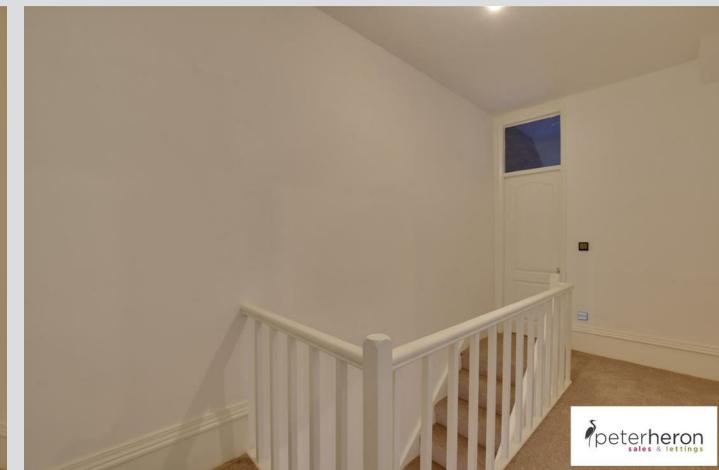
Single radiator and double glazed window to rear.

### Kitchen 15'11" at widest point x 7'9"



Base and eye level units with working surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated double oven and induction hob with extractor fan, single radiator, double glazed window to rear. Access into garage.

### First Floor Landing



Single radiator and access to loft.

### Bedroom 1 14'9" x 11'2"



Double glazed window, decorative fireplace with feature surround, cupboard housing Main combi boiler and single radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 12'10" x 11'10"



Double glazed window and single radiator.

## Bedroom 3 9'4" x 6'3"



Double glazed window and single radiator.

## Bathroom



Low level WC, washbasin vanity unit and panel bath with overhead shower, heated towel rail, tiled walls and floor, underfloor heating and double glazed window.

## Outside



Town garden to front and delightful rear courtyard to the rear.

## Garage 14'7" x 9'4"

Up and over door and access to the courtyard from the garage.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## 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.

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

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## Sea Road Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://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		
(69-80) C		
(55-68) D	59	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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