

Wearmouth Drive, Fulwell, Sunderland

£160,000











Available with no upward chain, this popularly situate three bedroom semi detached home with south facing gardens to the rear, offers an excellent opportunity to both first time buyers and families.
Internally the property features a reception hall, lounge, dining room, kitchen, three bedrooms and a bathroom and benefits from gas central heating and UPVC double glazing. There is a drive to the front with off street parking for two cars, double gates at the side which provide access to additional off street parking and a garage within the rear gardens.
Walking distance from the Stadium of Light Metro station and within easy reach of Sunderland City centre and transport links through to the wider North east regions including Newcastle Upon Tyne, South Shields and Durham, the property is also well placed for the coast and Sea Road shopping centre. Internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
UPVC double glazed door to

Reception Hall
Single radiator.

Lounge 13'7" x 14'2"



Into bay with UPVC double glazed windows overlooking front garden, double radiator, living flame gas fire with oak surround, marble insert and hearth, oak coloured laminate flooring, coved cornicing to ceiling, double Georgian design doors to

Dining Room 9'11" x 10'6"



Wood effect laminate flooring, single radiator, UPVC double glazed French doors leading out into south facing rear gardens.

Kitchen 10'6" x 6'5"



Base and eye level units with granite coloured working surfaces incorporating a single drainer stainless steel sink unit, electric hob, built in under electric oven, plumbing for washer, space for fridge, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, laminate flooring, double radiator, UPVC double glazed door to rear.

First Floor Landing
Access point to loft, UPVC double glazed window to side.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 (front) 9'6" x 14'7"



Maximum dimensions into bay with UPVC double glazed windows to front and fitted wardrobes, double radiator.

Bedroom 2 (rear) 9'5" x 10'9"



UPVC double glazed window to rear, single radiator.

Bedroom 3 (front) 6'6" x 8'3"



UPVC double glazed window, single radiator.

Bathroom



Low level WC, washbasin and corner shower cubicle - white suite with UPVC lined walls and ceiling, tiled floor, single radiator, UPVC double glazed window to side.

Outside



Block paved drive to front with off street parking for two cars, double timber gates providing access through to rear gardens with additional secure parking and a detached GARAGE, lawns to the rear with a southerly aspect and patio seating area accessed directly from the dining room.

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

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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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