









Occupying a highly sought after position along this desirable tree lined avenue is this wonderful, traditional semi-detached home with a generous mature garden to the rear. The internal accommodation on the ground floor includes reception hall, lounge, dining room and kitchen whilst to the first floor there are three bedrooms and a family bathroom/wc. Benefiting from gas central heating to radiators, UPVC double glazed windows (where stated), drive, attached garage (requires some attention) and a superb, established garden to the rear. Enjoying superb views across the Fulwell skyline towards the Coast at the rear, this home provides access to an excellent range of local amenities, shopping facilities and schools as well as great transport links. Available with immediate vacant possession and no upper chain involved, this attractive home would benefit from general updating and modernisation offering a great opportunity for a new owner to put their own stamp on the accommodation.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

### Reception Hall



Single glazed windows, radiator, staircase to first floor and 3/4 quarter panelled walls.

### Lounge 13'4" into bay x 11'6" into alcove



Double glazed bay window to front, radiator and feature fireplace.

### Dining Room 15'5" into bay x 10'7" into alcove



Double glazed bay window to rear overlooking the garden and radiator.

### Kitchen 11'1" narrowing to 8'2" x 6'9"



Wall and base units with work surfaces over incorporating sink and drainer unit, integrated oven and hob, space for fridge freezer and washing machine, tiled floor, double glazed window to side and double glazed door to rear garden.

### First Floor Landing

Double glazed window and radiator.

### Bedroom 1 14'4" into bay and including fitted furniture x 11



Maximum, double glazed bay window to front, two radiators and fitted bedroom furniture including wardrobes and cabinets.

### Bedroom 2 13'11" x 8'4" not including fitted wardrobes



Double glazed window to rear providing far reaching views, radiator and fitted wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 8'7" x 6'11"



Double glazed window to rear providing far reaching views, and a radiator.

## Bathroom



Low level WC, pedestal washbasin and bath with mains

shower over, radiator, two double glazed windows, tiled walls and floor.

## Outside



Garden to the front with driveway providing off street parking, attached GARAGE (in need of some repair), whilst to the rear there is generous mature garden.

## Council Tax Band

The Council Tax Band is Band C.

## 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:-

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.

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# MAIN ROOMS AND DIMENSIONS

## Sea Road Viewings

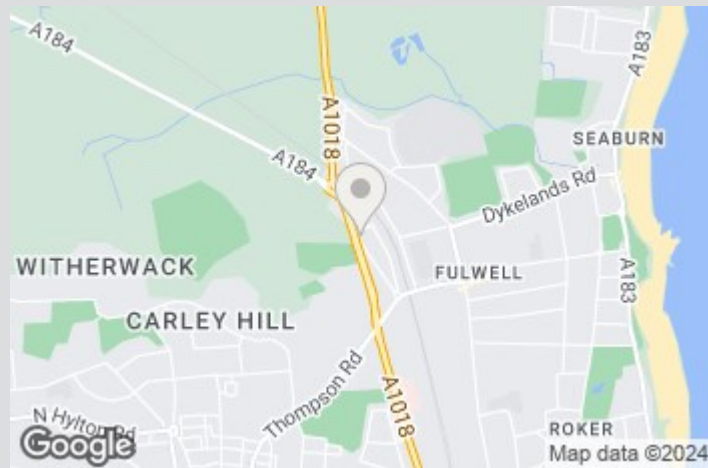
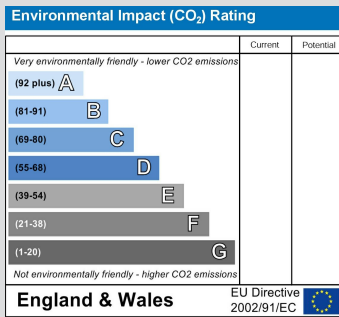
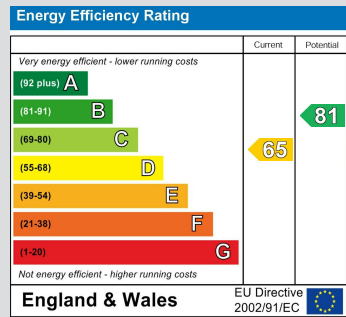
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

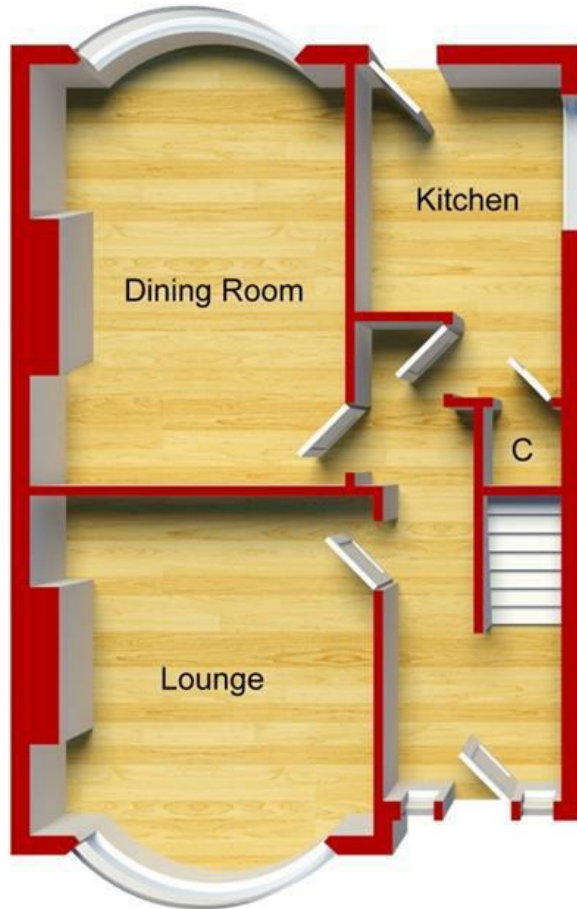
## Ombudsman

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



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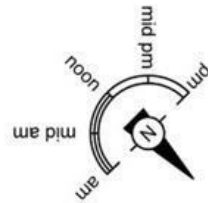
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Ground Floor  
Approximate Floor Area  
(45.79 sq.m)



First Floor  
Approximate Floor Area  
(45.43 sq.m)



77 Cairns Road