

This popularly situated mid terrace two bedroom cottage sits along a highly desirable street set close to Sea Road and Fulwell Road within easy reach of an excellent range of amenities. Available with no upward chain, the property internally comprises entrance lobby, reception hall, living room, kitchen, two bedrooms and a bathroom whilst externally there is a forecourt to the front enclosed courtyard to rear. Benefiting from gas central heating and double glazing, the property offers a comfortable living space which would benefit from a little cosmetic enhancement but is priced accordingly. Walking distance from the Coast, Seaburn Metro Station and Sea Road shopping centre, this delightful home is perfect for those who require a stair free living space with everything close to hand.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

UPVC double glazed feature door to

## Entrance Portico

Alarm control panel, glazed door to

## Reception Hall

Single radiator, coved cornicing to ceiling, access point to loft.

## Bedroom 1 (front) 14'6" x 15'7"



Into bay with UPVC double glazed windows to front with original architraving, this room is currently used as an additional reception room however could easily be converted back to its original form and comprises living flame gas fire with timber feature, marble insert and hearth, double radiator.

## Living Room 12'2" x 14'9"



UPVC double glazed window to rear, double radiator, fireplace with arched alcoves and cupboards fitted within.

## Bedroom 2 (rear) 6'6" x 14'10"



UPVC double glazed window to rear, single radiator, fitted wardrobes with sliding mirror fronted doors.

## Kitchen 5'10" x 12'3"



Base and eye level units with wood coloured working surfaces incorporating a single drainer stainless steel sink unit with pedestal mixer tap, plumbing for automatic washing machine, for gas cooker, tiled splashbacks and

built in cupboard with fitted shelving, UPVC double glazed window to side, laminate flooring, single radiator, wall mounted gas combination boiler serving hot water and radiators.

## Inner Lobby

Space for fridge freezer, UPVC door providing access out into rear courtyard.

## Bathroom



Low level WC, pedestal washbasin and panel bath with overhead shower and secondary handheld shower unit - attractive white suite with tiled walls, UPVC lined ceiling, fitted mirror, tiled floor, UPVC double glazed window to side, ladder design heated towel rail.

## Outside

Enclosed courtyard to the rear with paving, metal storage shed and single gate providing access out into the rear lane. External cold water supply. Security lighting.

## 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.

## Important Notice Part 1

Items described in these particulars are included in the

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# MAIN ROOMS AND DIMENSIONS

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

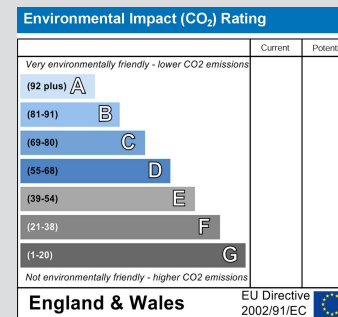
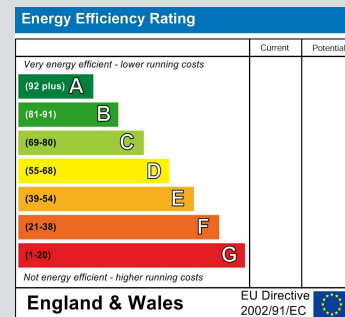
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

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