









A surprisingly spacious mid century semi-detached home being the subject of a ground and first floor extension and boasting four double sized bedrooms making the property ideal for that 'space hungry' family.

Enjoying a highly sought after position in the hugely desirable Blue Bell section of Fullwell and being close to all amenities including Seaburn metro station, Sea Road shopping centre and good schools, the property internally comprises porch, entrance porch, reception hall, lounge, dining room, breakfasting kitchen and cloakroom/WC, whilst to the first floor there are four bedrooms, an ensuite shower room, family bathroom, and separate WC.

Attractive gardens to the front with a double drive lead to an integral double garage, with remote control electric doors, whilst well maintained lawned gardens to the rear enjoy a westerly aspect.

Tastefully appointed throughout, this superb home is ideal for those who wish to live in a popular coastal location within easy commuting distance of Sunderland city centre, Newcastle-Upon-Tyne and Durham City. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

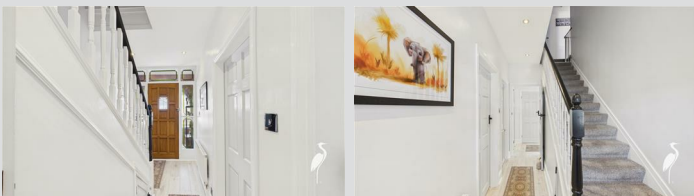
Access via Composite entrance door.

Entrance Porch



Feature bricked archway and inner door to hall.

Reception Hall



Stairs to first floor with storage under and radiator.

Lounge 11'4" x 13'6"



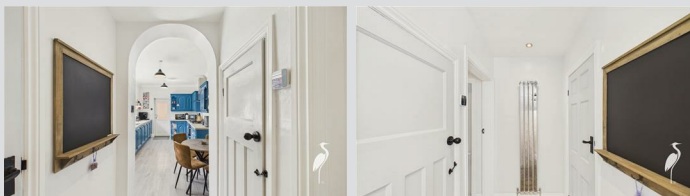
Double glazed bay window to front, double radiator and feature fireplace. Open plan into dining room.

Dining Room 11'5" x 14'1"



Double glazed windows and UPVC door to rear, two radiators and feature fireplace.

Inner Hall



Storage cupboard, column radiator and door to cloakroom. Open archway into kitchen.

Breakfasting Kitchen 15'4" x 9'7"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with five burner gas hob and hood. Space for fridge freezer, washing machine and tumble dryer. Radiator, Double glazed window and UPVC door to rear.

Cloakroom/WC



Low level WC and washbasin, radiator and double glazed window to side.

First Floor Landing



Radiator.

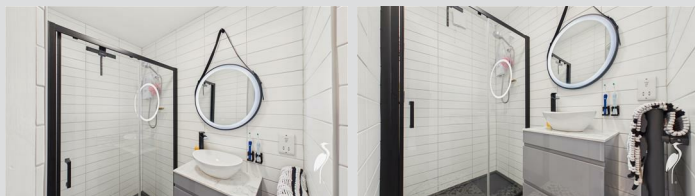
MAIN ROOMS AND DIMENSIONS

Bedroom 1 15'5" x 15'4"



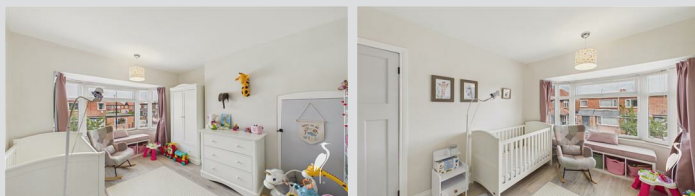
Double glazed window to front, radiator and fitted wardrobes. Door to en-suite.

En-Suite Shower Room



Walk in shower and washbasin set into vanity unit and chrome heated towel rail.

Bedroom 2 11'3" x 13'5"



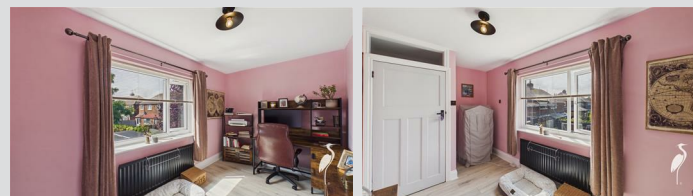
Double glazed bay window to front, radiator and storage cupboard.

Bedroom 3 11'2" x 11'0"



Double glazed window to rear, radiator and storage cupboard.

Bedroom 4 15'5" x 7'1"



Double glazed window to rear and radiator.

Bathroom



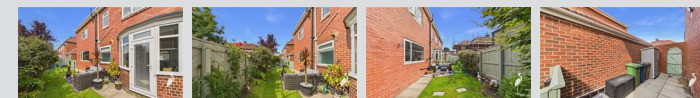
Washbasin and bath with shower over, radiator and double glazed window.

Separate WC



Low level WC and washbasin, radiator and double glazed window.

Outside



Attractive gardens to the front with a double drive lead to an integral double garage, whilst well maintained lawned gardens to the rear enjoy a westerly aspect.

Garage 15'9" x 15'6"

Access via remote control electric doors.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 25/12/1935 and the Ground Rent is £4.40pa.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

MAIN ROOMS AND DIMENSIONS

Important Notice - Particulars

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. 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.

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 £300.00 by Movewithus Ltd.

Sea Road Viewings

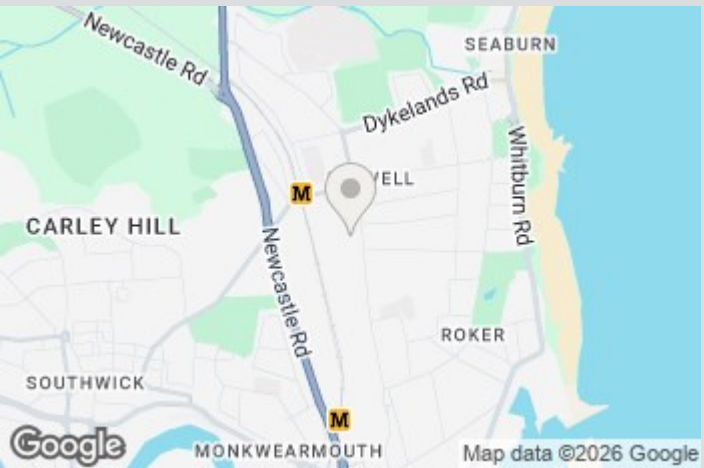
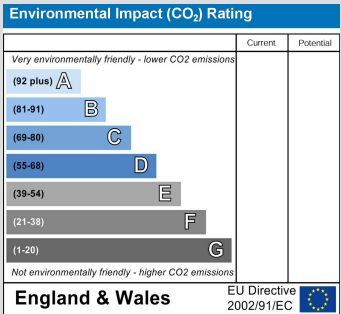
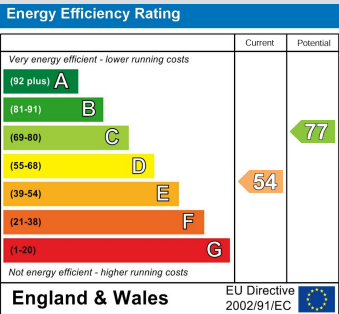
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor



First Floor

Approximate total area⁽¹⁾

142.8 m²

1538 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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