









A beautifully presented two bedroom end terrace period home featuring surprisingly spacious internal accommodation set over two levels and boasting a wonderful ready to move into feel.

Internal accommodation comprises reception hall, lounge, dining room, kitchen, bathroom whilst at first floor level there are two generous bedrooms all benefiting gas central heating and UPVC double glazing. Externally there is a forecourt to the front and a lovely enclosed court to the rear.

Located at the Bluebell Inn end of Fulwell Road perfect for all the amenities Sea Road shopping centre has to offer, the property is well placed for Seaburn Metro Station and is easy walking distance from the sea front and its award winnings Blue Flag beaches. A style of home all withheld in high regard, internal inspection comes highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC front door with inner wooden door to entrance hall.

## Entrance Hall



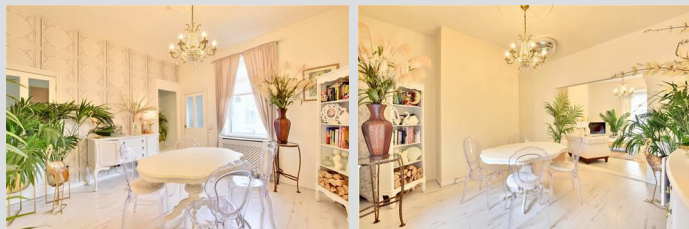
Radiator, doors to lounge and dining room.

## Lounge 13'5" x 12'5"



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

## Dining Room 13'5" x 13'2"



Double glazed window to rear, radiator, stairs to first floor and a door to the kitchen.

## Kitchen 11'1" x 6'10"



Range of wall and base units with wooden counter tops over incorporating an under mount farmhouse sink and drainer. Integrated appliances include an oven, electric hob and extractor hood, space for fridge freezer and washing machine. Double glazed window and UPVC door to rear. Opening into the rear hall.

## Rear Hall

Built in shelving, wall mounted boiler and door to the bathroom.

## Bathroom/WC



Low level WC, wash hand basin, bath, shower cubicle, radiator and double glazed window to the rear.

## First Floor Landing

Doors to the two bedrooms.

## Bedroom 1 15'5" x 12'7"



Double glazed window to front and a double radiator.

## Bedroom 2 14'4" x 11'11"



Double glazed window to rear, radiator and feature fireplace.

## Outside

Low maintenance yard to the rear with roller shutter.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Tenure FH

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

## Council TaxBand

The Council Tax is Band A.

## Important Notice

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.  
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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.

## Viewings Srd

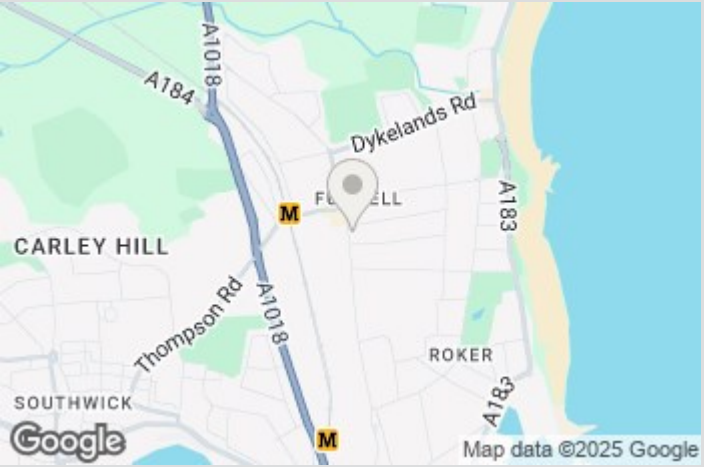
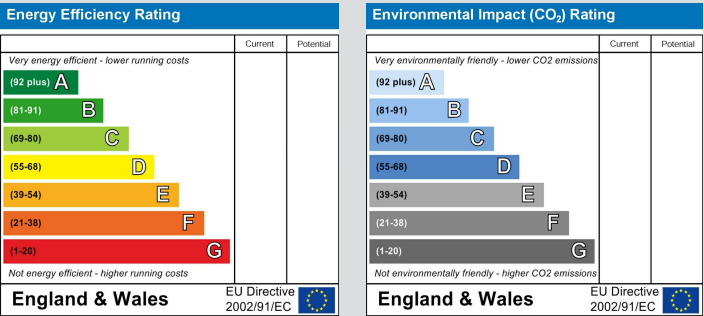
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## Opening Times

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