



Calderbourne Avenue, Fulwell, Sunderland

£275,000







Sitting towards the head of a quiet cul-de-sac and boasting beautiful south facing gardens to the rear, this popular style pre-ware semi detached Dutch bungalow available with no upward chain is located within this highly sought after location set close to the sea front with a superb range of coastal amenities including shopping facilities, cafes, bars and restaurants and the nearby award winning Blue Flag beaches.

The property comprises reception hall, lounge, kitchen, conservatory, two ground floor bedrooms and a bathroom and also boasts two additional bedrooms at first floor level together with a second bathroom. In need of some updating and modernising but carrying huge potential the property externally has attractive gardens to the front and rear, a long drive to the side and detached garage and is sure to command a huge level of interest therefore immediate internal inspection is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Part glazed timber door to

Reception Hall



Double radiator, delft rack, wall lights, turned spindle balustrade staircase with understairs cloaks cupboard, hardwood single glazed window to side.

Bedroom 1 (front) 12'10" x 13'0"



Into bay with UPVC double glazed window to front and side, double radiator.

Living Room 11'9" x 14'7"



UPVC double glazed window to front, single radiator, electric fire with Adam style surround, marble insert and hearth, arched alcove, dado rail, picture rail.

Bedroom 2 (rear) 10'7" x 13'1"



Into bay with UPVC double glazed windows overlooking south facing gardens to the rear, double radiator, picture rail.

Kitchen 6'7" x 14'11"



Selection of base and eye level units with worktops and single drainer sink unit, integrated appliances include an electric halogen hob with built under oven and extractor hood, dishwasher, under bench fridge and freezer, space and plumbing for automatic washing machine. Worcester Bosch Green Star 25si Compact combination boiler serving hot water and radiators. Double radiator, vinyl flooring, tiled splashbacks, worktop lighting, UPVC double glazed window overlooking south facing gardens to the rear. Double glazed Georgian design French doors to conservatory.

Conservatory 6'4" x 12'0"



Super light roof system, timber framed double glazed windows and French doors leading into gardens, vinyl flooring, double radiator, wall lights.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC with concealed cistern, washbasin vanity unit with cupboards under and drawers to side, corner shower cubicle - white suite with wall and floor tiles, heated towel rail, UPVC double glazed window to rear, wall light, electric shaver point, UPVC lined ceiling with LED downlights and extractor unit.

First Floor Landing

Access point to loft.

Bedroom 3 10'9" x 17'2"



Into dormers above front and rear elevation comprising of a UPVC double glazed window with some lovely views across the skyline towards the Stadium of Light, fitted wardrobes and overhead cupboards, shelving, radiator x2, wall lights.

Bedroom 4 6'2"x 10'9"



Dormer with UPVC double glazed windows to side, single radiator, eaves storage cupboards, fitted shelving, single radiator.

Bathroom



Low level WC with bidet, washbasin and panel bath - coloured suite with part tiled walls, LVT flooring, single radiator, mirror fronted medicine cabinet, fitted shelving, electric shaver point, wall lights and double glazed Velux window to side.

Outside



Attractive gardens to the front with manicured lawns and established borders, block paved drive, detached prefabricated garage with up and over door, space behind with timber shed. South facing lawned gardens to the rear with established borders featuring mature Evergreens and shrubs, patio seating area leading onto lawns, external cold water supply.

Aerial View of Calderbourne Avenue



Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

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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

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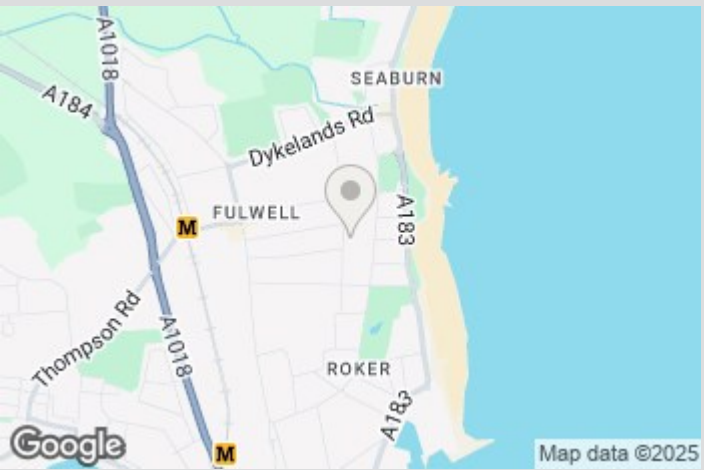
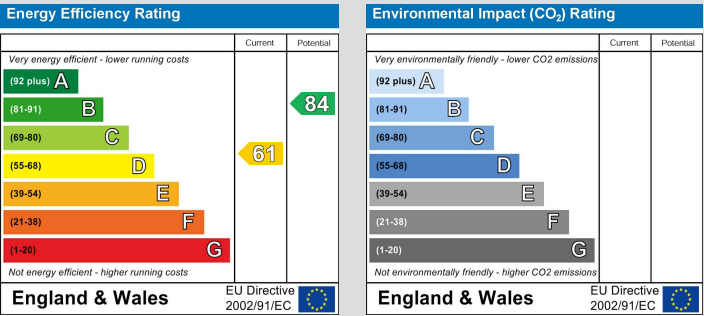
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