









Sitting in a very popular position opposite Fulwell Garden Centre and close to Thompson Park, this larger style and extended Pre-War bay window Semi offers an excellent opportunity for those families in search of a home with well proportioned living accommodation. Carrying huge potential the property is available with immediate vacant possession and no upward chain and comprises a large welcoming reception hall, lounge, dining room, breakfast room and kitchen together with ground floor W.C. and at first floor level three good size bedrooms and a large bathroom. With gardens to the front and rear, the property has a long drive to the side and wider than average detached brick garage and two further brick stores. Benefiting from gas central heating and UPVC double glazing, the property is walking distance from all local amenities along Sea Road, is ideal for good schools and is perfect for the sea front and its award winning beaches. Located within this fashionable suburb with its superb facilities this wonderful home is sure to stir up a huge frenzy and should be viewed as a matter of urgency to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Entrance

Double glazed composite door to welcoming reception hall

## Reception Hall



with original panelling to walls, turned staircase and ground floor W.C.

## Ground Floor W.C.



with low level W.C. and corner hand basin

## Lounge



with double glazed bay window, fireplace, wall lights and coved corning to ceiling

## Dining Room



with UPVC double glazed patio door leading out into rear gardens

## Breakfast Room



with UPVC double glazed window to side elevation

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# MAIN ROOMS AND DIMENSIONS

## Kitchen



Base and eye level units with working surfaces, sink unit, space for electric cooker with splash back, space and plumbing for washing machine, wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window to side elevation, door to rear, wood effect vinyl flooring

## First Floor Landing

with UPVC double glazed window to side elevation

## Bedroom One (front facing)



UPVC double glazed bay window

## Bedroom Two (rear facing)



UPVC double glazed window

## Bedroom Three (front facing)



UPVC double glazed window

## Bathroom



Low level W.C., wash basin, bath and stand alone shower cubicle, coloured suite with wall tiles, UPVC double glazed window

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# MAIN ROOMS AND DIMENSIONS

## Outside



Mature gardens to the front, long drive to the side providing access through to wider than average detached garage with up and over door. Attractive enclosed gardens to the rear with two brick stores

### Council Tax Band Info

We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

### Tenure - Freehold

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

### Sales Viewing Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a viewing online at peterheron.co.uk

## Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

## Important Notice Section 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. 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.

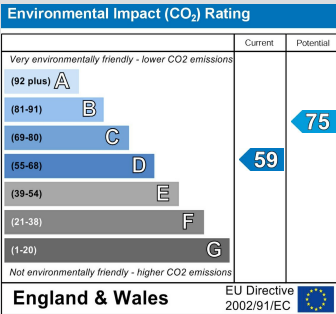
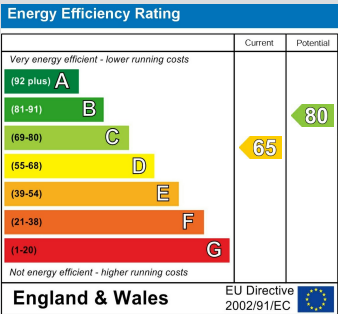
## Important Notice Section 2

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

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## Ombudsman

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