

A surprisingly spacious three/four bedroom mid terraced cottage sitting within this quiet street in the heart of Fulwell and walking distance from superb amenities.

Available with no upward chain, the property offers comfortable living accommodation whilst suited to both first time buyers and families with accommodation comprising entrance hall, lounge, kitchen, ground floor bathroom and bedroom/living room whilst three further bedrooms to the first floor. Externally there is a forecourt to the front and enclosed courtyard to the rear whilst additional features of note include gas central heating and UPVC double glazing to most windows.

Set close to Seaburn Metro station, Sea Road shopping centre and Newcastle Road serving Sunderland City Centre and wider North East conurbation, this popular style home can only to be fully appreciated upon inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall



Double radiator.

Lounge 20'0" x 14'5"



Double glazed window to rear, radiator, feature fireplace and stairs to first floor. Door to rear hall.

Rear Hall

Storage cupboard and UPVC door to rear. Opening to kitchen.

Kitchen 12'2" x 8'0"



Range of wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space for washing machine and fridge freezer. Double radiator, double glazed window to rear and storage cupboard housing wall mounted Baxi boiler. Door to bathroom.

Bathroom



Low level WC, washbasin and bath with shower over, double radiator and double glazed window.

Living Room/Bedroom 4 15'3" x 15'1"



Double glazed bay window to front and double radiator.

First Floor Landing

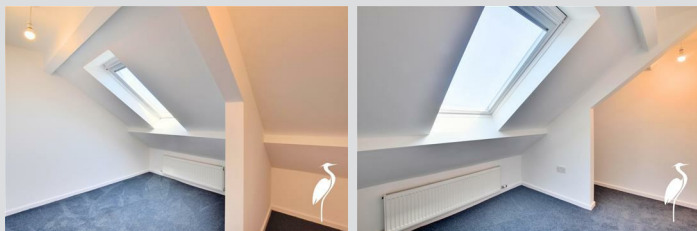


Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 1 10'11" x 8'1" maximum



Velux window and radiator.

Bedroom 2 9'5" x 8'2" maximum



Velux window and radiator.

Bedroom 3 8'1" x 6'11" maximum



Velux window and radiator.

Outside



Low maintenance rear courtyard.

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 - 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

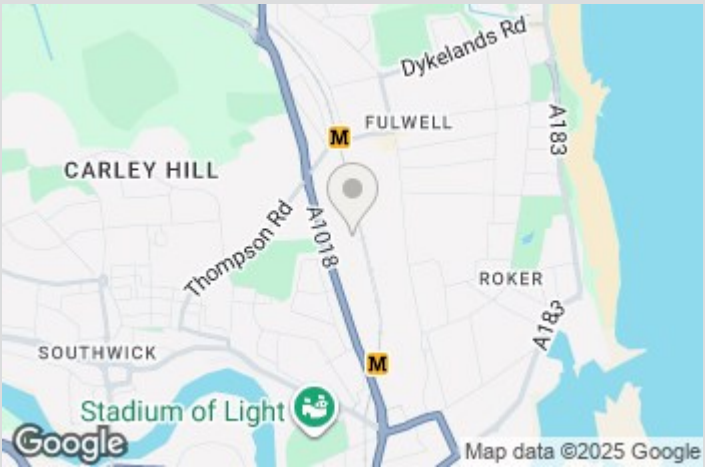
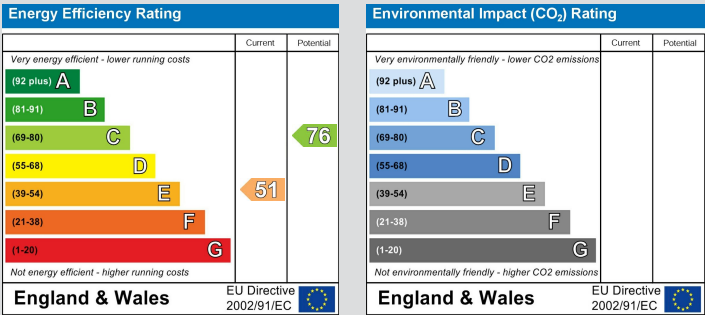
Ombudsman

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

