



Newbury Street, Fulwell, Sunderland

£139,950







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 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



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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:-

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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.

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

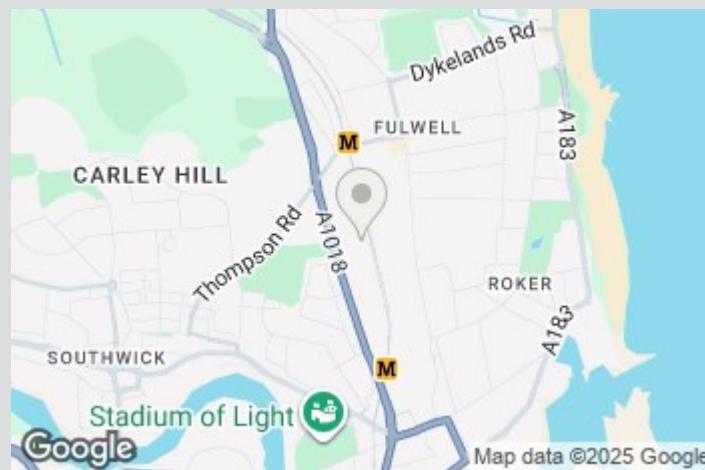
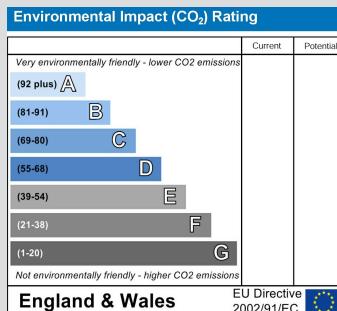
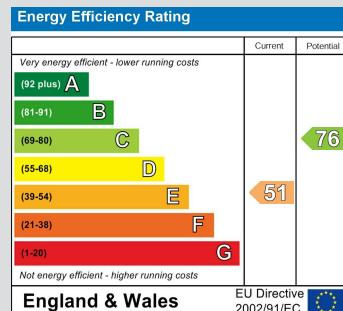
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Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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