

Wearmouth Drive, Fulwell, Sunderland

£160,000











VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW!! Available with no upward chain, this popularly situate three bedroom semi detached home with south facing gardens to the rear, offers an excellent opportunity to both first time buyers and families.
Internally the property features a reception hall, lounge, dining room, kitchen, three bedrooms and a bathroom and benefits from gas central heating and UPVC double glazing. There is a drive to the front with off street parking for two cars, double gates at the side which provide access to additional off street parking and a garage within the rear gardens.
Walking distance from the Stadium of Light Metro station and within easy reach of Sunderland City centre and transport links through to the wider North east regions including Newcastle Upon Tyne, South Shields and Durham, the property is also well placed for the coast and Sea Road shopping centre. Internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
UPVC double glazed door to

Reception Hall
Single radiator.

Lounge 13'7" x 14'2"



Into bay with UPVC double glazed windows overlooking front garden, double radiator, living flame gas fire with oak surround, marble insert and hearth, oak coloured laminate flooring, coved cornicing to ceiling, double Georgian design doors to

Dining Room 9'11" x 10'6"



Wood effect laminate flooring, single radiator, UPVC double glazed French doors leading out into south facing rear gardens.

Kitchen 10'6" x 6'5"



Base and eye level units with granite coloured working surfaces incorporating a single drainer stainless steel sink unit, electric hob, built in under electric oven, plumbing for washer, space for fridge, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, laminate flooring, double radiator, UPVC double glazed door to rear.

First Floor Landing
Access point to loft, UPVC double glazed window to side.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 (front) 9'6" x 14'7"



Maximum dimensions into bay with UPVC double glazed windows to front and fitted wardrobes, double radiator.

Bedroom 2 (rear) 9'5" x 10'9"



UPVC double glazed window to rear, single radiator.

Bedroom 3 (front) 6'6" x 8'3"



UPVC double glazed window, single radiator.

Bathroom



Low level WC, washbasin and corner shower cubicle - white suite with UPVC lined walls and ceiling, tiled floor, single radiator, UPVC double glazed window to side.

Outside



Block paved drive to front with off street parking for two cars, double timber gates providing access through to rear gardens with additional secure parking and a detached GARAGE, lawns to the rear with a southerly aspect and patio seating area accessed directly from the dining room.

Council Tax Band
We have been advised by our Clients this property is Council Tax Band D 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.

Important Notice Part 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

MAIN ROOMS AND DIMENSIONS

Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. 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:-

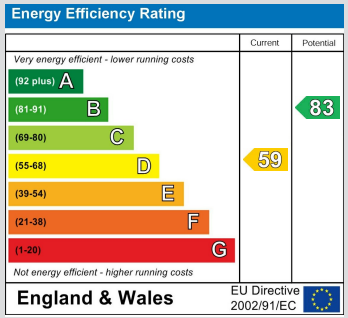
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, 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.

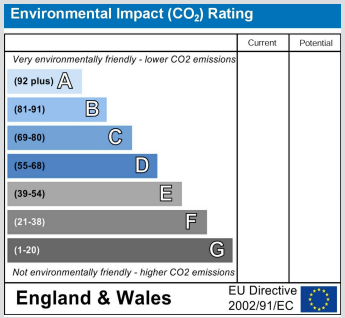
Important Notice Part 2
All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, 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 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.

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

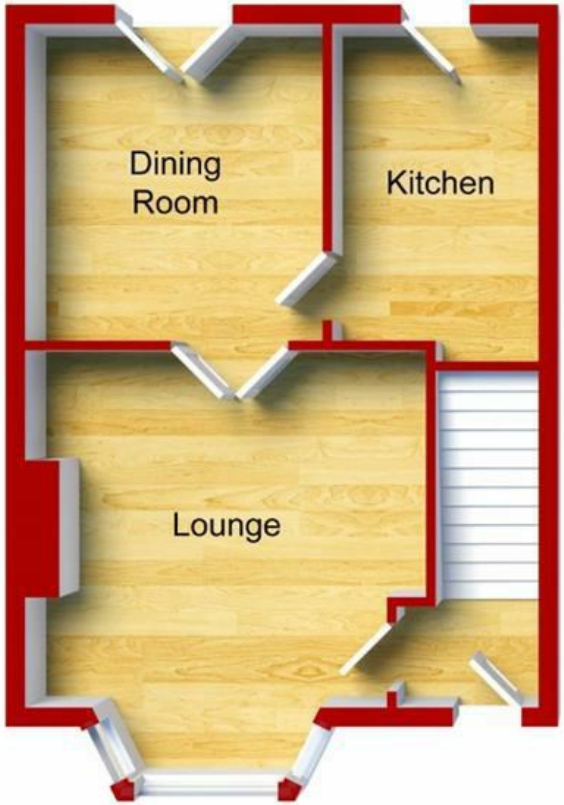
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



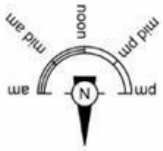




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Ground Floor
Approximate Floor Area
(38.07 sq.m)

First Floor
Approximate Floor Area
(38.21 sq.m)

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