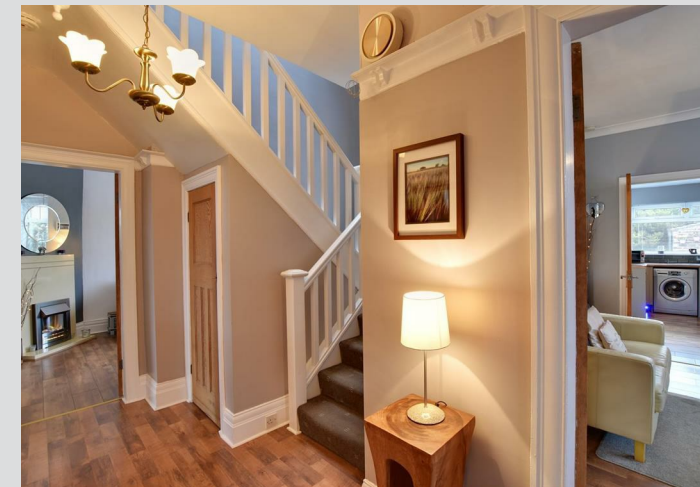










A surprisingly spacious five bedroom and two reception room semi detached dormer bungalow sitting along this sought after street within the heart of Fulwell, this well presented home which would suit both families and those require ground floor bedrooms, offers beautiful gardens to the rear and uninterrupted views of Fulwell Mill.

Accommodation comprises entrance vestibule, reception hall, lounge, dining room, kitchen, two ground floor bedrooms (which are currently used as reception rooms), and three further first floor bedrooms and a bathroom. Benefiting from some UPVC double glazing and gas central heating, the property externally has gardens to the front with a long drive providing off street parking for numerous cars and this in turn leads to a larger than average garage. The rear gardens feature attractive lawns and a wonderful patio seating area with potting shed and secondary patio accessed directly from the kitchen. Close to all local amenities including Seaburn Metro, Sea Road shopping centre and ideal for the Coast, the property is walking distance from everything Fulwell has to offer and should prove to be an excellent purchaser for those buyers on the outlook for ones of these popular style homes.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Portico

Tiled floor, part glazed door to

Reception Hall



Turned spindle balustrade staircase, delft rack, double radiator, laminate flooring, understairs cloaks cupboard.

Lounge 12'3" x 15'4"



Into UPVC double glazed bay window to front, arched alcoves, wall lights, living flame feature fire with attractive surround, insert and hearth, single radiator.

Dining Room 12'10" x 13'7"



UPVC double glazed window to front, living flame gas fire with feature surround, insert and hearth, wood effect laminate flooring, single radiator, coved cornicing to ceiling.

Garden Room/(Bedroom 4) 10'8" x 14'0"



UPVC double glazed bay window overlooking rear gardens, laminate flooring, double radiator, electric fire.

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MAIN ROOMS AND DIMENSIONS

Breakfast Room 12'0" x 10'2"



Into bay with UPVC double glazed windows to side, laminate flooring, single radiator.

Kitchen 8'0" x 11'6"



Base and eye level units with wood coloured working

surfaces incorporating a single drainer stainless steel sink unit with pedestal mixer taps, five burner gas hob with overhead extractor hood, built under electric oven, plumbing for washer, space for fridge freezer, low level plinth lighting, UPVC double glazed windows to side and rear, contemporary design vertical radiator, UPVC double glazed French doors leading out into sun drenched rear gardens, tiled splashbacks.

First Floor Landing

Single radiator and built in cupboard with fitted shelving, velux window providing wonderful views of the windmill.

Bedroom 2 10'9" x 10'11"



Into fitted wardrobes with sliding mirror fronted doors, velux window, single radiator.

Bedroom 3 (front) 9'1" x 9'9"



UPVC double glazed dormer window to front bringing in sea views, single radiator, feature recess with shelving.

Bedroom 4 7'2" x 13'11"



UPVC double glazed dormer window to front, single radiator, fitted cupboards with shelving.

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MAIN ROOMS AND DIMENSIONS

Bathroom

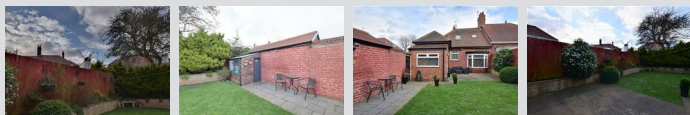


Pedestal washbasin, panel bath with overhead shower and glass screen - white suite with wall and floor tiles, UPVC double glazed window, single radiator.

Separate WC

Velux window and eaves storage cupboard housing wall mounted Worcester Bosch combination boiler serving hot water and radiators.

Outside



Mature lawned gardens to the front with established borders, block paved drive providing off street parking for numerous cars leading to detached brick GARAGE with up and over door, 8'3" x 16'0". Enclosed gardens to the rear which enjoy a wonderful sunny position with attractive lawns and patio seating areas, there is a lovely potting shed positioned to the walled section of the garden which is

perfect for those gardening enthusiasts, external cold water supply, view of the windmill.

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.

Council Tax Band

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.

Important Notice

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. 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

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

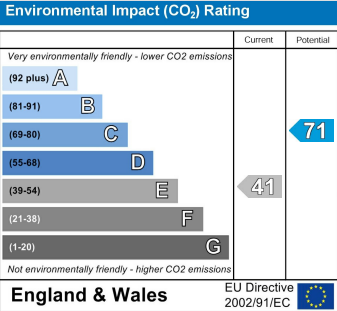
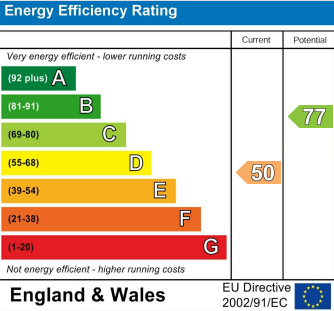
Ombudsman

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

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MAIN ROOMS AND DIMENSIONS



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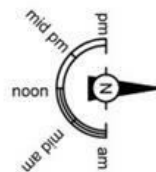
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Ground Floor
Approximate Floor Area
(75.68 sq.m)



First Floor
Approximate Floor Area
(45.90 sq.m)



12 Charlton Road