









A beautifully presented, larger style three double bedroom mid terrace house, featuring a delightful rear garden and a large garage, situated within this sought after and ever popular area of Fulwell. Internally the immaculate ground floor accommodation briefly comprises of an entrance porch, lobby with a staircase to the first floor, a generously proportioned lounge and a modern kitchen / diner, both enjoying dual aspects. To the first floor there are three double bedrooms and a superb, contemporary family bathroom/wc. Externally there is a lawned garden to the front and an attractive garden to the rear with a lawn, a decked area, access gate to the rear lane and a generous garage. This location is ideally placed for local amenities, shops and schools, as well being well located for the sea front and wonderful beaches. There are excellent transport connections, including great road links and Seaburn Metro station. Viewing is essential to appreciate this impressive, spacious home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch

Reception Hall



Radiator, stairs to first floor and door to lounge.

Lounge 18'7" x 12'10"



2x double glazed windows to front, UPVC double glazed French patio doors to rear, 2x double radiators and wood burning stove. Door to kitchen.

Kitchen/Diner 18'4" x 8'10"



Range of wall and base units with countertops over

incorporating a single bowl stainless steel sink and drainer with mixer tap. Space for oven, American style fridge freezer and washing machine. Double radiator, double glazed box bay window to front, double glazed window and UPVC door to rear.

First Floor Landing



Radiator, access point to fully boarded loft and double glazed window.

Bedroom 1 12'4" x 8'11"



Double glazed window to front, radiator and built in wardrobes.

Bedroom 2 12'5" x 7'6"



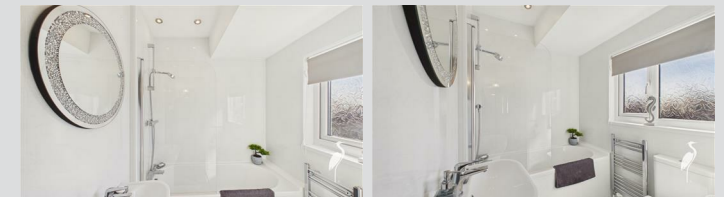
Double glazed window to front, radiator and built in mirror fronted sliding door wardrobes.

Bedroom 3 12'4" x 6'2"



Double glazed window to front, radiator and built in mirror sliding door wardrobes.

Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail and double glazed window.

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

Outside



Lawned garden to the front and an attractive garden to the rear with a lawn, a decked area, access gate to the rear lane and a generous garage.

Garage 19'7" x 18'5"

Access via roller shutter access door. 3x double glazed windows and UPVC door to garden.

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

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

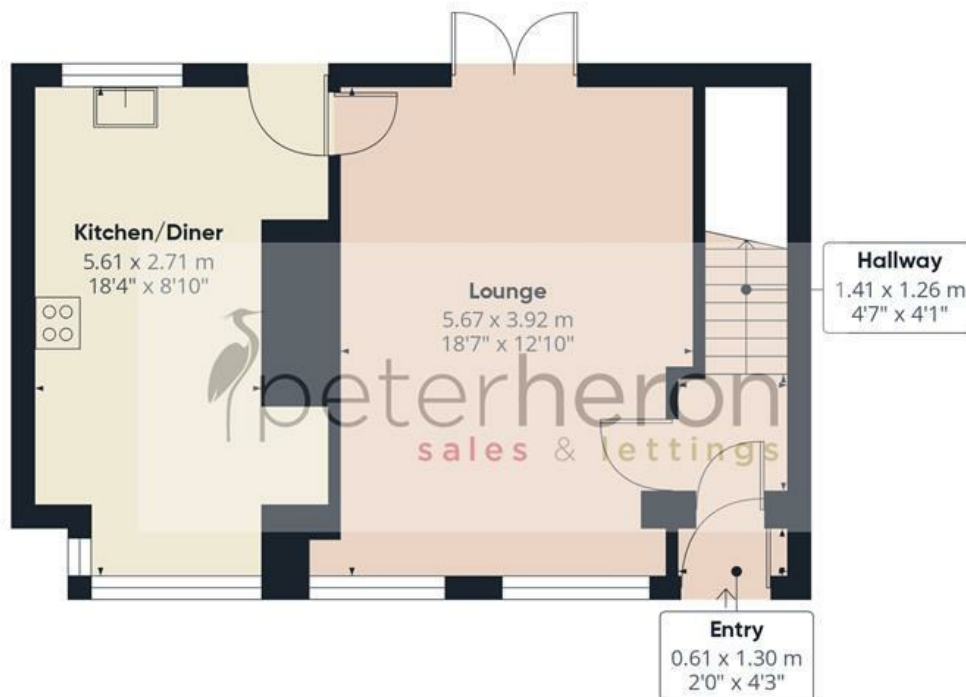


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

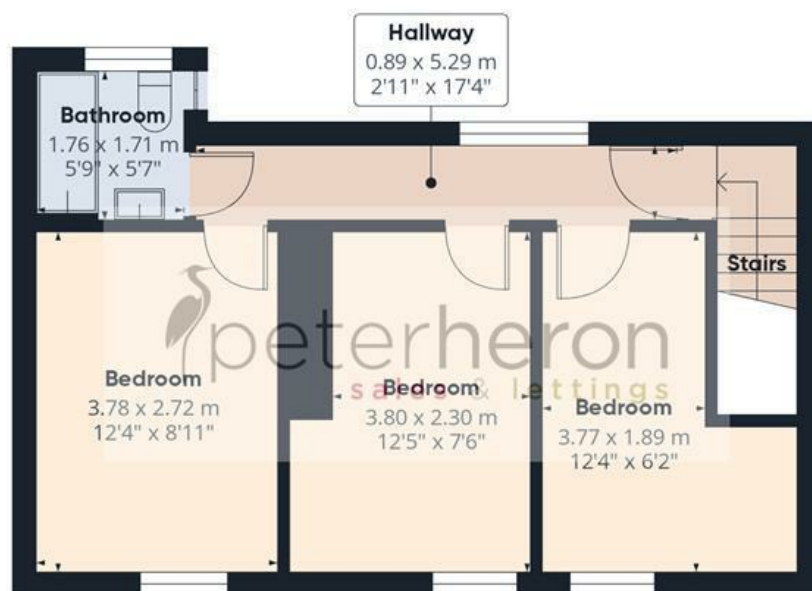
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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



Ground Floor



First Floor Building 1



Approximate total area⁽¹⁾

82.1 m²

884 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360