

Newbury Street, Fulwell, Sunderland

£136,000




Hotpoint
FUTURE







A well-presented three / four bedroom, providing versatile and deceptively spacious accommodation within this ever-popular area of Fulwell. Internally the accommodation includes to the ground floor of an entrance vestibule, hall, generous lounge / diner, 17ft modern fitted kitchen, useful utility, a cloakroom/wc and a double bedroom with bay window to the front that could be used as a reception room, if required. On the first floor there are three bedrooms and a family bathroom/wc. Located on Newbury Street, the property is ideally placed for local amenities including Seaburn Metro Station, schools, shopping facilities on Sea Road, local restaurants, cafes and bars, whilst the City Centre and coastline are also within easy reach. Viewing essential to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door to

Entrance Vestibule
Glazed panelled door leading to

Hallway



Central heating radiator.

Lounge/Diner 20'0" max inc staircase area & into alcoves x 14'1





Two double glazed windows to rear, two central heating radiators and staircase to first floor, feature fireplace.

Kitchen 17'1" x 7'8"





Fitted with modern wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include and oven and gas hob, space has been provided under the counter for fridge, freezer and dishwasher, external door to rear courtyard.

Utility 5'11" x 4'8"
Fitted with wall units, space for washing machine and tumble dryer, tiled floor.

MAIN ROOMS AND DIMENSIONS

Cloakroom/WC



Low level WC and mini washbasin, chrome ladder style central heating radiator and tiled floor.

Bedroom 1 15'3" into alcove x 14'2" into bay



This versatile room is currently being used as a bedroom but it could also be used as a reception room. Double glazed bay window to front and central heating radiator.

First Floor Landing

Bedroom 2 10'5" x 8'2"



Double glazed window to rear and central heating radiator.

Bedroom 3 8'6" x 10'9" maximum into dormer area



Approximate measurements as sloping ceiling, double glazed window to front and central heating radiator.

Bedroom 4 7'3" x 10'11" maximum



Double glazed window to front and central heating radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom



Fitted with white suite comprising of a low level WC, pedestal washbasin and corner bath with shower attachment, tiled walls, central heating radiator and double glazed window.

Outside





Small forecourt area to front whilst to the rear there is an attractive courtyard with up and over access door and also a delightful terrace area.

Council Tax Band

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

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

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 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:-

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Important Notice Part 2

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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.



