

For Sale by Modern Method of Auction; Starting Bid Price £120,000 plus reservation Fee.

Nestled on Fulwell Road in Sunderland, this charming mid-terraced house presents an excellent opportunity for those seeking a spacious family home. With immediate vacant possession and no upward chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed by a reception hall that leads into a generous lounge, seamlessly flowing into a dining room, kitchen and a conveniently located ground floor bathroom complete the lower level. Ascending to the first floor, you will find three comfortable bedrooms, one of which offers access to a shower room.

Externally, the property features an enclosed courtyard at the rear. Additionally, there is off-street parking available for one vehicle, ensuring ease of access.

Situated at the Roker Baths Road end of Fulwell Road, this home is ideally positioned for a variety of local amenities. Within easy access of St Peter's Campus and the Stadium of Light Metro. Families will appreciate the proximity to schools, while the excellent transport links provide easy access to Sunderland's stunning seafront and its award-winning Blue Flag beaches, as well as the city centre and wider road networks.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

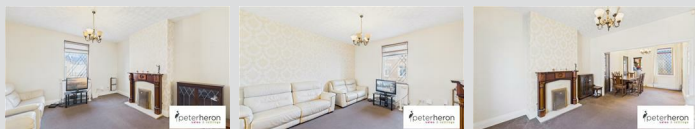
Access via Composite entrance door.

### Reception Hall



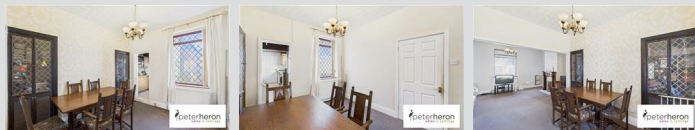
Radiator and stairs to first floor.

### Lounge 13'11" x 13'9"



Double glazed window to front with secondary glazing, feature fireplace and radiator. Open plan into dining room.

### Dining Room 11'5" x 9'2"



Double glazed window to rear, radiator and built in storage.

### Kitchen 7'11" x 5'10"



Wall and base units with countertops over incorporating single bowl sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for fridge freezer, dishwasher and wash machine. 2x double glazed windows to rear and radiator.

### Rear Hall

Storage cupboard and UPVC door to rear.

### Bathroom



Low level WC, washbasin and bath, double glazed window and radiator.

### First Floor Landing

Double glazed window to rear and access point to fully boarded loft via folding timber ladder with lighting and window, perfect for storage.

### Bedroom 1 14'0" x 10'1"



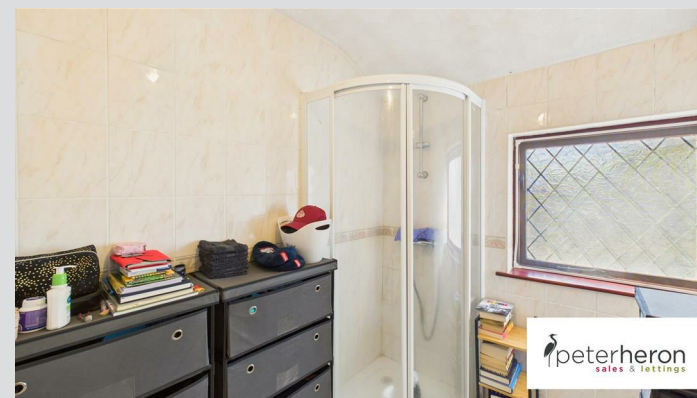
Double glazed window with secondary glazing, radiator and built in wardrobes.

### Bedroom 2 11'4" x 9'6"



Double glazed window to rear, radiator and built in wardrobes and storage. Archway to en-suite.

### En-Suite Shower Room



Walk in shower cubicle, radiator and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 10'4" x 5'10"



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

## Loft Space



## Outside



Enclosed courtyard to the rear. with roller shutter access door.

## 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.

## Auction Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`).

Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

## 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 or book viewing online at [peterheron.co.uk](http://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.

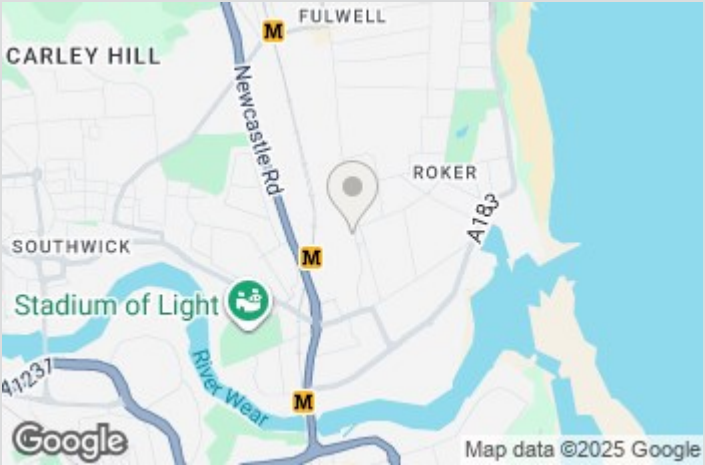
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# MAIN ROOMS AND DIMENSIONS

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	59	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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**Floor 0**



**Floor 1**



**Approximate total area<sup>(1)</sup>**

124.3 m<sup>2</sup>

**Reduced headroom**

11.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

**GIRAFFE360**