















Enjoying a highly sought after and convenient position on Thorburn Street, just off Sea Road in the charming coastal suburb of Fulwell, Sunderland, this spacious three-bedroom mid-terraced home is now available with immediate occupancy, with no upward chain. This delightful property boasts a welcoming entrance hall that leads into a comfortable lounge, perfect for relaxation. Adjacent to the lounge, you will find a generous dining room, ideal for entertaining family and friends. The practical kitchen is well-equipped, making meal preparation a pleasure.

On the first floor, the property features three well-proportioned bedrooms, providing ample space for a growing family or guests. The bathroom is also conveniently located at this level, ensuring ease of access for all.

Externally, the home benefits from a forecourt at the front, adding to its curb appeal, while the enclosed west facing courtyard at the rear offers a private outdoor space for enjoying the fresh air or hosting summer gatherings.

Situated just a stone's throw from the Sea Road shopping centre, residents will appreciate the convenience of local amenities right on their doorstep. Additionally, the stunning sea front, renowned for its award-winning Blue Flag beaches, is within easy reach, perfect for leisurely strolls or family outings.

This property presents an excellent opportunity for those seeking a comfortable and well-located home in Fulwell. Don't miss your chance to make this lovely house your new home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Reception Hall



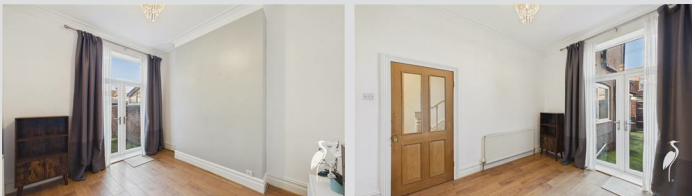
Radiator and staircase to first floor with storage under.

### Lounge 15'1" x 12'1"



Double glazed bay window to front, feature fireplace and radiator.

### Dining Room 12'2" x 9'3"



UPVC double glazed French doors to rear and radiator.

### Kitchen 9'5" x 8'7"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood, low level fridge and freezer. Double glazed window to rear, wall mounted boiler and UPVC door to utility.

### Utility 5'3" x 8'7"



Base units with countertops over incorporating a single bowl stainless steel sink and drainer. Space for washing machine and fridge freezer. Radiator, double glazed window and UPVC door to rear.

## First Floor Landing

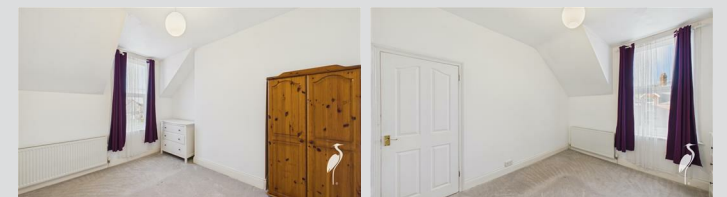


### Bedroom 1 13'3" x 15'6"



2x double glazed windows to front, radiator and built in storage.

### Bedroom 2 12'4" x 9'3"



Double glazed window to rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 5'5" x 8'9"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over.

## Outside



Low maintenance courtyard with gate to access rear, low maintenance forecourt

## Council Tax Band

The Council Tax Band is Band B.

## 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

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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

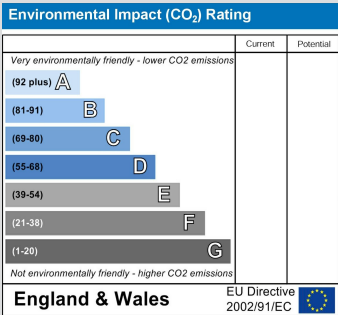
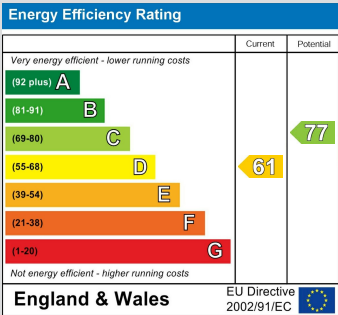
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

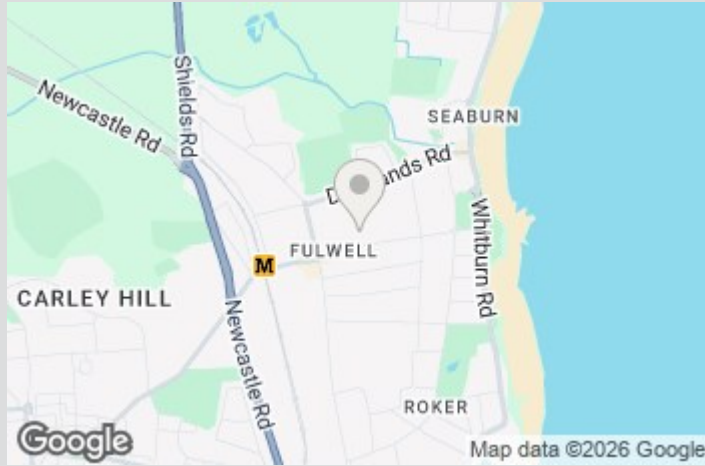
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Approximate total area<sup>(1)</sup>

95 m<sup>2</sup>

1022 ft<sup>2</sup>

(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.

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