







I DON'T HAVE
TO SELL MY
SOUL
HE'S ALREADY
IN ME





Positioned just off Fulwell Road within the ever fashionable coastal suburb, this well presented two bedroom late Victorian early Edwardian cottage offers a comfortable living space perfect for those who require all accommodation on one level. Comprising reception hall, living room, two bedrooms, kitchen and bathroom externally there is an enclosed courtyard to the rear with electric roller shutter door providing access for off street parking, whilst features of note include gas central heating and UPVC double glazing. Walking distance from a superb range of local amenities including Sea Road shopping centre, schools, metro stations and the sea front, the property enjoys a convenient position close to major roads leading into Sunderland City centre and wider North East region. Finished to a good standard throughout, this property is sure to command a huge level of interest and should be viewed as matter of urgency to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

All On One Floor

Access via Composite entrance door.

Reception Hall



Radiator and access apoint to loft.

Lounge 13'0" x 11'5"



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

Kitchen 14'9" x 6'10"



Range of wall and base units with wood effect countertops

over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and cooker hood, fridge freezer and washing machine. Wall mounted boiler and radiator. Double glazed window and UPVC door to rear. Door to rear hall.

Rear Hall

Double glazed window to rear elevation and space for tumble dryer. Door to bathroom.

Bathroom



Low level WC and washbasin vanity unit and bath with shower over, radiator and double glazed window to the rear.

Bedroom 1 14'8" x 12'0"



Double glazed window to the front and radiator.

Bedroom 2 9'8" x 6'7"



Double glazed window rear and double radiator.

Loft Space 17'0" x 13'1"

2x Velux windows, 2x storage cupboards. Fully Boarded.

Outside



Low maintenance rear courtyard with an electric roller shutter.

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.

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

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

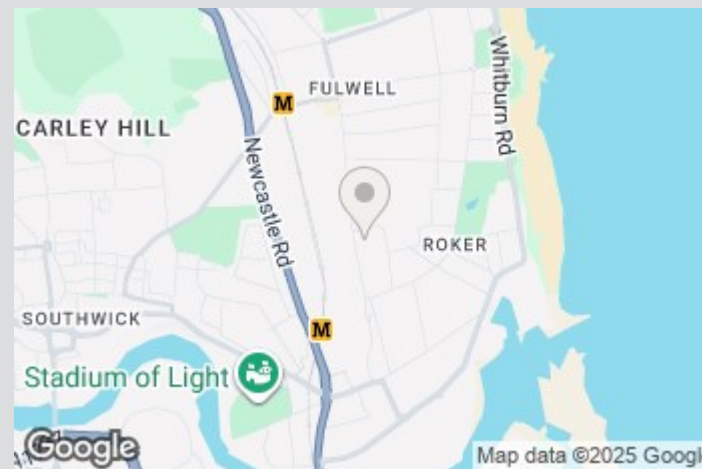
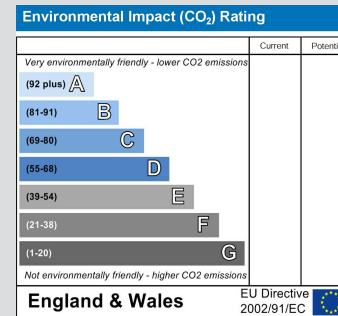
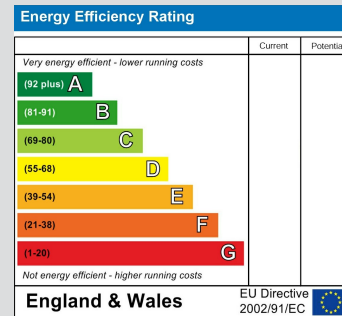
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323



Approximate total area⁽¹⁾
55.3 m²

(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