



5

Lee Street, Fulwell, Sunderland

£169,950









This surprisingly spacious three bedroom end terraced cottage which is recently undergone a full refurbishment programme offers a comfortable contemporary "Turnkey" living space ideal for those who wish to live within close proximity of the superb amenities the highly fashionable suburb of Fulwell has to offer.

Positioned on the corner of Lee Street and Atkinson Road, the property internally comprises reception hall, living room, kitchen, three bedrooms and a bathroom and externally has a forecourt to the front and enclosed courtyard to the rear with space for a car (subject to creating a vehicular size opening). Walking distance from the Sea Front and close to all amenities, the property also is perfect for access into Sunderland City Centre and through to the wider North East region. Available with no upward chain, internal inspection his highly recommended to appreciate the many fine features this home has to offer!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to

## Reception Hall

Access point to loft, single radiator.

## Bedroom 1 (front) 12'0" x 16'7"



Maximum dimensions into alcoves and UPVC double glazed bay window, double radiator, coved cornice to ceiling.

## Bedroom 2 (front) 9'5" x 13'4"



UPVC double glazed window to front, single radiator, coved cornice to ceiling.

## Living Room 15'7" x 13'11"



Maximum dimensions into alcoves, wall mounted Plasma design electric fire, arched alcoves, UPVC double glazed window to rear, double radiator.

## Bedroom 3/Dining Room 6'10" x 13'3"



Into square bay with UPVC double glazed window overlooking the rear courtyard, double radiator, coved cornice to ceiling.

## Kitchen 10'11" x 6'7"



Base and eye level units with stone coloured working surfaces incorporating single drainer, 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, electric hob with stainless steel splashback and overhead extractor hood, split level electric oven and microwave, space for fridge freezer, plumbing for automatic washing machine.

## Rear Lobby

UPVC door leading out into rear courtyard.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom 6'6" x 7'10"



Low level WC, washbasin vanity unit with cupboards under, panel bath with overhead Rainforest shower and hand held shower with glass screen - attractive white suite with UPVC lined walls over washbasin and bath, UPVC double glazed window to side, wall mounted extractor unit, ladder design heated towel rail.

## Outside



Forecourt to front and enclosed courtyard to the rear with artificial lawn.

### 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 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:-

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.

### Important Notice Part 2

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.

### Sea Road Viewings

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

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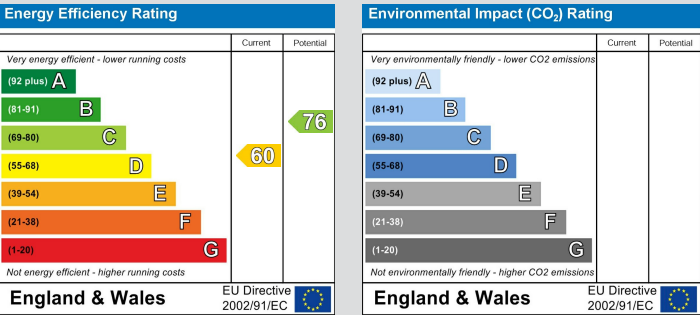
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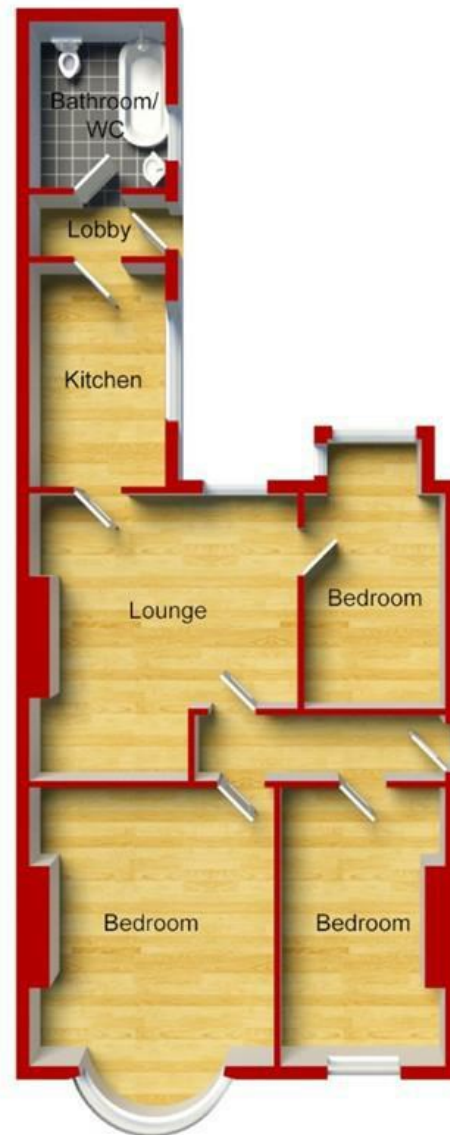
## Opening Times

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.





Approximate Floor Area  
(68.17 sq.m)

18 Lee Street