









Occupying a quiet, head of cul-de-sac position set along this desirable avenue in the heart of Fulwell, a popular coastal suburb, this attractive bay window semi-detached home offers a comfortable living space and is available with no upward chain. Internal accommodation comprises of an entrance porch, reception hall, lounge, dining room, kitchen, outhouse and 2 bedrooms and a bathroom to the first floor. The property externally features gardens to the side and rear together with a low maintenance garden to the front and detached garage. Benefitting from gas central heating and UPVC double glazing, the property is tastefully decorated throughout, has a fresh contemporary feel and is literally ready to move into! Walking distance from metro stations at Seaburn and the Stadium of Light, the property is also set close to good schools and an extensive range of urban amenities.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Entrance Porch

UPVC double glazed window, wood effect laminate flooring and inner door into the reception hall.

Reception Hall

With a radiator, staircase to first floor and door to the lounge.

Lounge 13'1" x 9'3"



UPVC double glazed bay window to the front, radiator, coved corning, gas fireplace with marble mantle and surround, wood effect laminate flooring and the room opens through into the dining room.

Dining Room 8'2" x 8'2"



Double glazed window, French style doors to the rear garden, wood effect laminate flooring and coved corning.

Kitchen 10'2" x 6'11"



Fit with base and eye level units with work surfaces over incorporating a sink unit. Integrated appliances include an oven and hob with extractor unit over. There's a double glazed window to the rear, tiled splashbacks, under stair storage cupboard and door to the outhouse.

Outhouse 8'0" x 3'8"



Single glazed window, door to the rear garden and wood effect laminate flooring.

First Floor Landing

Double glazed window, storage cupboard housing the central heating boiler and access to the loft via a ceiling hatch.

Bedroom 1 15'7" into recess x 10'3"



Double glazed bay window to the front, wood effect laminate flooring, radiator and storage space.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'5" x 9'1"



Double glazed window, radiator and wood effect laminate flooring.

Bathroom



Low level WC, pedestal wash basin and panelled bath with shower head over. There's a heated towel rail, tiled walls and flooring and a double glazed window.

Outside



There is a low maintenance garden to the front, detached garage and access to the rear, whilst to the rear there is a delightful south facing garden laid mainly to lawn with patio areas and established planting.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band B

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.

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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.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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MAIN ROOMS AND DIMENSIONS



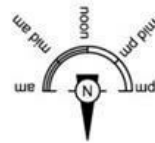
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Ground Floor
Approximate Floor Area
(36.10 sq.m)

First Floor
Approximate Floor Area
(31.43 sq.m)



59 Marina Avenue