









This popular style three bedroom end link is situated in the sought after residential area of Fulwell. The well appointed accommodation is arranged over two floors and comprises entrance porch, hall, lounge, kitchen, three bedrooms and bathroom. Externally there are gardens to the front and rear with parking facilities. Just a short walk away from the shops and cafes on Sea Road, close to excellent schools and boasts good transport links to Sunderland City centre and wider road networks. In need of updating and modernisation but priced accordingly, early internal inspection is highly recommended. No upward chain.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door into

Entrance Porch

With inner door to lounge.

Hall

With stairs to the first floor, storage cupboard and a radiator.

Lounge 15'10" x 13'10"



Double glazed window to front and side and a double radiator.

Kitchen 12'4" x 12'0"



Range of fitted wall and base units with work surfaces over, ceramic sink and drainer, integrated oven, hob and fan, integrated fridge freezer and washing machine, storage cupboard, breakfast bar, tiled floor and walls, double glazed window to the rear, door to the rear.

First Floor Landing

Storage cupboard and doors leading off to bedroom one, two and three and to the bathroom.

Bedroom 1 14'6" x 7'0" into robes



Double glazed window to the front, double radiator and fitted wardrobes.

Bedroom 2 8'9" x 8'1" max



Double glazed window to the rear, double radiator and a large built in storage cupboard.

Bedroom 3 11'1" x 6'6" max



Double glazed window to the front, radiator, built in wardrobes and a dressing table.

Bathroom



Low level WC, wash hand basin, panel bath, panelled walls, built in mirror and shelf and a double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Low maintenance gardens to the front and rear with parking facilities.

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

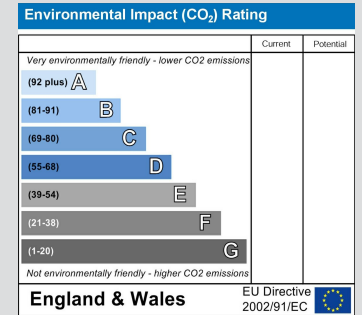
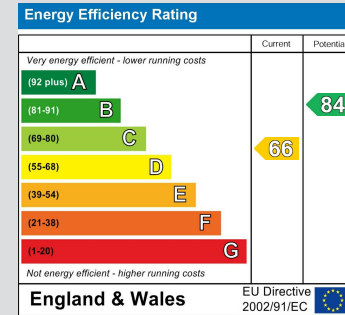
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

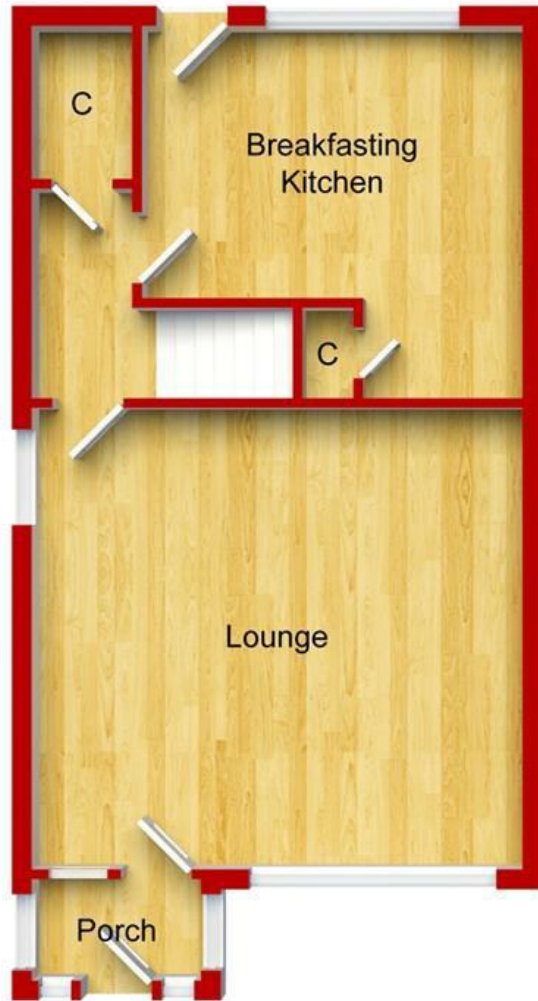
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Ground Floor
Approximate Floor Area
(42.11 sq.m)



First Floor
Approximate Floor Area
(40.44 sq.m)

