

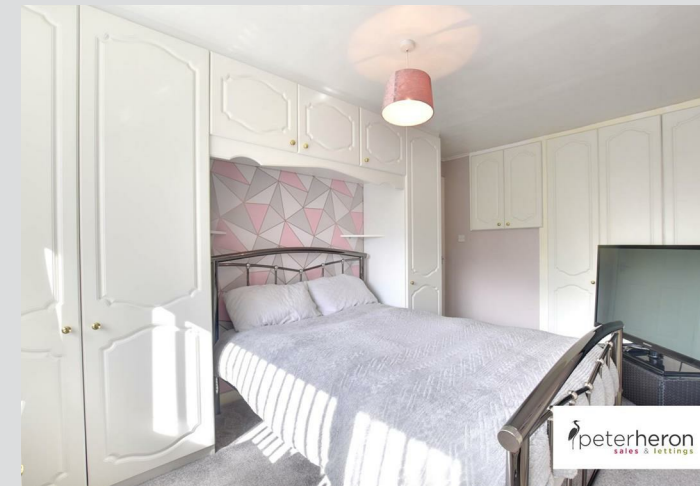






LIFE IS BEAUTIFUL

OLD skool



Occupying a lovely position along a pedestrianised walkway in the heart of this popular modern development located just off Fulwell Road, this delightful 3 bedroom terraced home offers a comfortable internal living space ideal for first time buyers. Internal accommodation comprises entrance porch, living room, kitchen/diner, 3 first floor bedrooms and a modern bathroom whilst features of note include gas central heating, UPVC double glazing, gardens to the front and side and parking to the rear. Walking distance from an excellent range of urban amenities including good schools, shopping facilities, cafés, restaurants and bars, this superb home is also within easy reach of the sea front with its outstanding coastal amenities and Award Winning Blue Flag beaches. Internal inspection is unreservedly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC door to

## Entrance Porch

With an inner door to the lounge.

## Hall

With stairs to the first floor, radiator, and door to the kitchen and a door to the rear garden.

## Lounge 15'11" x 14'7"



With double glazed windows to the front, feature fireplace, double radiator and a door to the hall.

## Kitchen/Diner 12'2" x 12'5" max



With a range of wood effect wall and base units with countertops over, incorporating a single bowl sink and drainer unit, integrated appliances include an electric oven and hob and a fridge freezer, space provided for the inclusion of a washing machine and tumble dryer, overhead extractor fan, double radiator, double glazed window to the side, storage cupboard and there is a cupboard housing the boiler.

## First Floor Landing

With double glazed window to side elevation and doors to 3 bedrooms and bathroom and there is a storage cupboard.

## Bedroom 1 14'4" x 9'1"



Double glazed window to the front, radiator, storage space.

## Bedroom 2 10'11" x 6'5"



Double glazed window to the front, radiator.

## Bedroom 3 8'1" x 7'10"



Double glazed window to the rear, radiator, storage cupboard.

## Bathroom



Low level WC, hand wash basin set into vanity unit, bath with overhead shower, part tiled walls, chrome ladder style heated towel rail, double glazed window to the rear.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Gardens to the front and side elevation, allocated parking to the rear. GARAGE IN NEARBY BLOCK.

## 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.

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

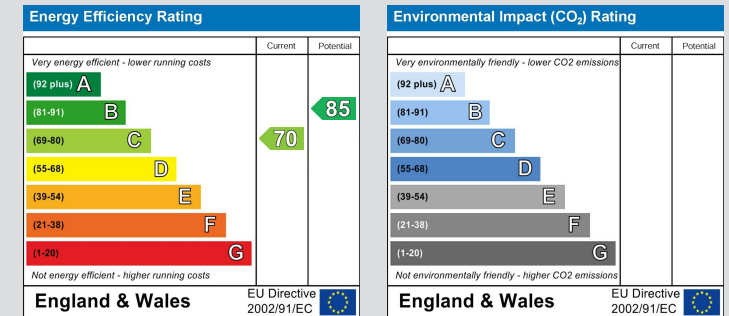
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

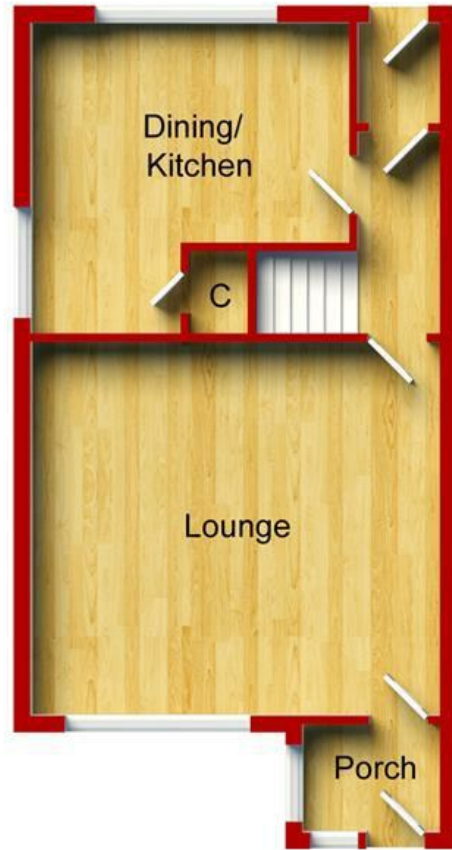
## Ombudsman

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

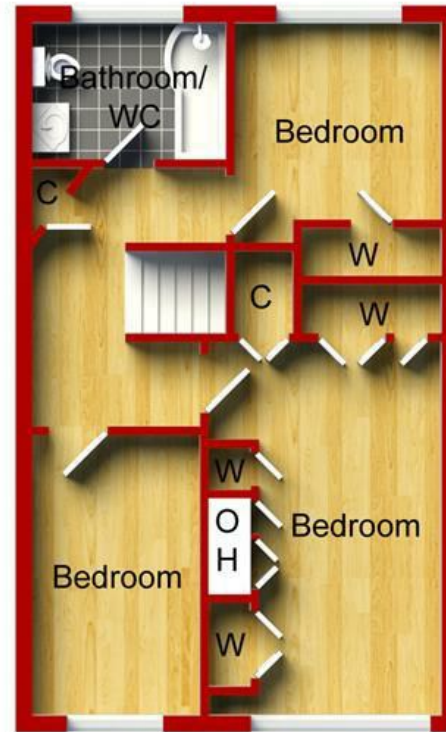


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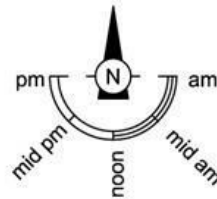
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Ground Floor  
Approximate Floor Area  
(42.07 sq.m)



First Floor  
Approximate Floor Area  
(39.96 sq.m)



## 43 Fairlands East