













An attractive, part modernised two bedroom semi-detached house, enjoying a most convenient situation off Sea Road within this ever popular area of Fulwell. Internally the accommodation on the ground floor includes an entrance lobby with staircase to the first floor, a superb, generous lounge and a separate dining room that connects through to the kitchen. To the first floor there are two well-proportioned bedrooms and a bathroom/wc. The property benefits from double glazed windows, a recent wiring upgrade and re-plastering to many of the rooms. Externally there is a superb low maintenance resin area to the front, a useful side access and a small garden to the rear. This location is ideal for local amenities, shops and schools, the coast and offers excellent transport connections including the Metro system. The property provides many improvements whilst offering the opportunity for the new owners to complete to their requirements. With immediate vacant possession and no upper chain involved, early viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door to

### Entrance Lobby

There is a staircase to the first floor and a door to the lounge.

### Lounge 14'8" max x 10'10"



This attractive room has three double glazed windows to the front, a useful recessed area ideal for storage and a door to the dining room.

### Dining Room 10'11" x 7'11"



With a double glazed window to the rear, there is a decorative feature fireplace, a built in storage cupboard and a door to the kitchen.

### Kitchen 8'0" x 7'5"



With fitted wall and base units with work surface over incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker and a fridge, there is an external door providing access to the side of the property and there is a double glazed window to the rear.

### First Floor Landing

With a double glazed window to the side and doors to the two bedrooms and bathroom.

### Bedroom 1 12'2" into alcove x 12'11" into recess



With four double glazed windows to the front.

### Bedroom 2 9'11" x 8'9"



Double glazed window to the rear.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Three piece suite with a fitted WC, pedestal wash hand basin and a panel bath, there is also a double glazed window.

## Outside



To the front of the property there is an attractive Resin area to the front, a useful side access and a small garden to the rear.

## 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

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## Sea Road Viewings

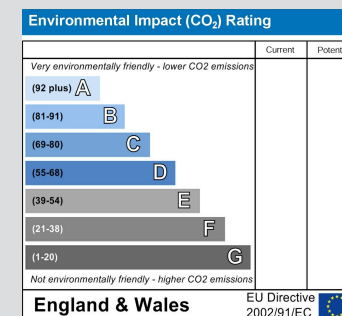
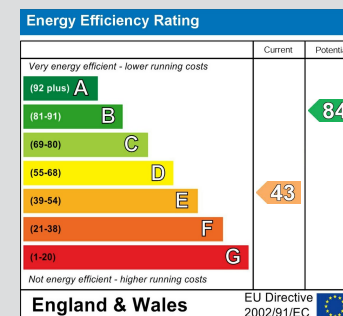
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



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