









A newly refurbished and immaculately presented two bedroom mid terraced cottage finished to the highest of standards and ideal for those searching for a "Turnkey" living space.

This wonderful Edwardian home boasts a fresh contemporary feel and as it boasts an energy efficiency rating of C is economic to run and easy to maintain. Internal accommodation comprises entrance lobby, reception hall, living room with French doors leading out into south facing courtyard, modern kitchen, two bedrooms and a superb shower room whilst features of note include gas central heating and UPVC double glazing.

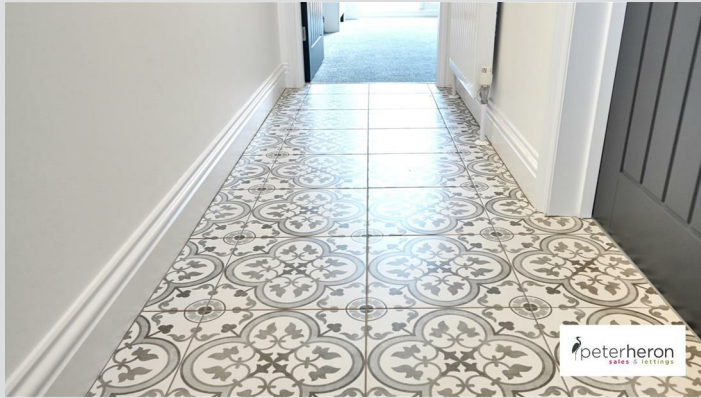
Perfectly placed for all the local amenities the wonderful suburb of Fulwell has to offer, the property is within short walking distance of Sea Road shopping centre, local supermarkets, Seaburn Metro station and is also well placed for the sea front and its award winning Blue Flag beaches. Available with no upward chain, this is without doubt one of the finest examples of its kind currently on the market today and should be viewed as a matter of urgency as considerable interest is anticipated!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

UPVC double glazed feature door to hallway.

Reception Hall



Tiled floor, single radiator, access point to loft and decorative floor tiles.

Bedroom 1 (front) 11'9" x 15'5"



Into bay with UPVC double glazed window to front, single radiator.

Living Room 12'7" x 15'7"



Maximum dimensions into alcoves with ambient lighting, electric living flame fire with Gothic theme marble surround, insert and hearth with ambient lighting, built in cupboard with fitted shelving, single radiator, UPVC double glazed French doors leading out into south facing enclosed rear courtyard. LED downlights to ceiling.

Kitchen 6'10" x 9'4"



Selection of contemporary design base and eye level units with stone coloured working surfaces and attractive tiled splashbacks incorporating a single drainer stainless steel sink unit with pedestal mixer tap, electric induction hob with built under electric oven and overhead extractor hood, space for fridge freezer, space and plumbing for automatic washing machine, cupboard discreetly concealing Baxi Duo Tech combination boiler serving hot water and radiators (which we

have been informed by our clients was installed 2017 but all pipework and radiators are brand new). UPVC double glazed window to side, decorative tiled flooring, LED downlights to ceiling.

Inner Hall

Single radiator, LED downlights to ceiling.

Shower Room



Low level WC with concealed cistern and shelf above, wall mounted washbasin and walk in shower enclosure with bi-folding doors and recess shelving - attractive white suite with wall and floor tiles, UPVC double glazed window to side, LED downlights with UPVC cladding to ceiling, wall mounted extractor unit, wall mounted ladder design chrome heated towel rail, mirror fronted medicine cabinet.

Bedroom 2 (rear) 6'6" x 8'10"



UPVC double glazed window to rear, single radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Forecourt to front, enclosed courtyard to the rear enjoying a southerly aspect featuring a pedestrian door leading out into the rear lane.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

Important Notice

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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 £210.00 by Movewithus Ltd.

Sea Road Viewings

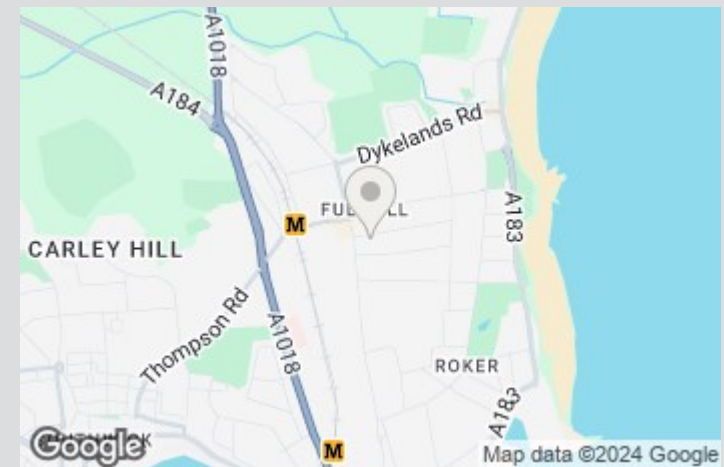
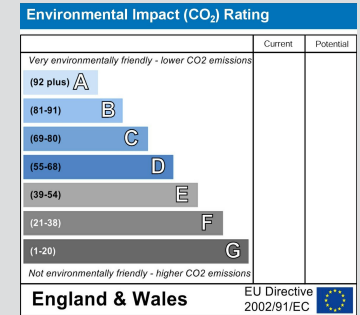
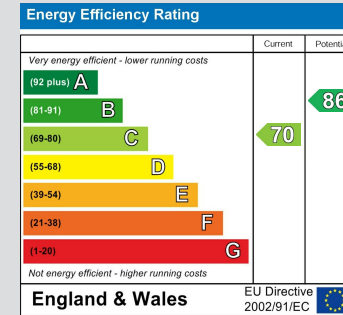
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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