









Occupying a highly sought after cul-de-sac position on the desirable Blue Bell estate located just off Fulwell Road, this delightful two bedroom bay window semi detached home with mature gardens to the front and rear boasting manicured lawns and impressive established borders, offers an exciting opportunity to both first time buyers and those looking to downside within a location ideally placed for all the superb amenities Fulwell has to offer.

Comprising an entrance porch, reception hall, lounge, dining room, extended kitchen, two double sized first floor bedrooms and a bathroom. The property benefits from gas central heating and UPVC double glazing to most windows, whilst externally in addition to the wonderful gardens, there is a block paved drive and modern attached brick garage with up and over door and additional storage space in the roof void.

Walking distance from good schools, Seaburn Metro Station, Sea Road shopping centre and the sea front with its award winning Blue Flag beaches, the property is also located close to major road networks serving the wider North East conurbation. Available with no upward chain this beautiful home can only be fully appreciated upon internal inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to entrance porch.

## Entrance Porch

Tiled floor and glazed door to reception hall.

## Reception Hall



Spindle wrought iron and wooden staircase, understairs storage cupboard, radiator with shelf and delft rack.

## Lounge 11'7" x 12'11"



Into bay with UPVC double glazed windows overlooking gardens to the front, single radiator, gas fire and coved cornice to ceiling.

## Dining Room 11'7" x 13'3"



Maximum dimensions into arched alcoves, UPVC double glazed windows overlooking onto rear gardens, wall mounted gas fire, timber panelled walls and double radiator.

## Kitchen 7'3" x 14'10"



A selection of base and eye level units with colour coordinated working surfaces incorporating a single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap. Space for an electric cooker, plumbing for automatic washing machine and space for a fridge freezer. Breakfast bar, UPVC double glazed oriel bay window to rear elevation and a double glazed door leading out into the rear garden. Timber framed double glazed window, fitted shelving, tiled splashbacks and double radiator. Interconnecting door to garage.

## First Floor Landing

UPVC double glazed window to the side elevation and built in cupboard with fitted shelving.

## Bedroom 1 (front) 11'6" x 13'8"



Maximum dimensions into fitted wardrobes with overhead cupboards and dressing table together with fitted shelving, UPVC double glazed window to front elevation and single radiator, coved cornice to ceiling.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 (rear) 11'9" x 11'1"



Maximum dimensions into fitted wardrobes, UPVC double glazed window to rear elevation, coved cornice to ceiling and single radiator.

## Bathroom



Pedestal washbasin, panel bath with shower attachment, corner shower cubicle with electric shower - white suite with tiled walls, UPVC double glazed window to front elevation and single radiator.

## Separate WC

UPVC double glazed window to the side elevation, access point to loft.

## Outside



Beautiful mature lawned gardens to the front with established borders, block paved driveway accessed via double wrought iron gates leading to attached brick garage with up and over door. Beautiful mature gardens to the rear featuring attractive lawns and established borders, featuring an impressive range of Evergreens, Greenhouse, timber shed/store and a fish pond.

## Garage 7'11" x 15'7"

Access point to storage and roof void, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, interconnecting door to kitchen.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 914 years remaining and a Ground Rent of £4.20 per annum, however our clients have paid the ground rent up to March 2027.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Important Notice

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. 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.

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](http://peterheron.co.uk)

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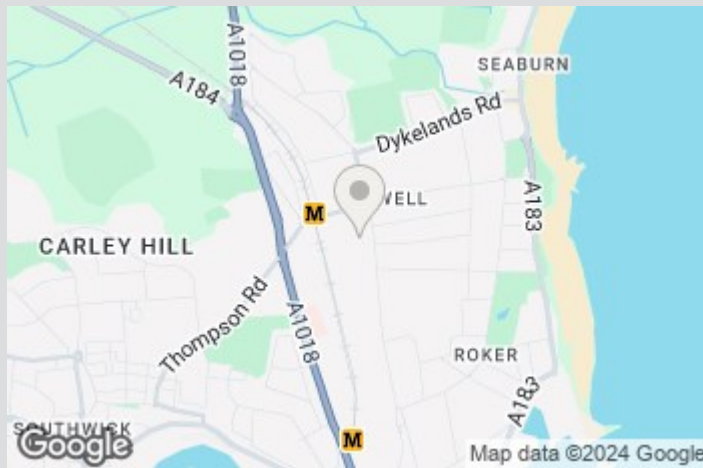
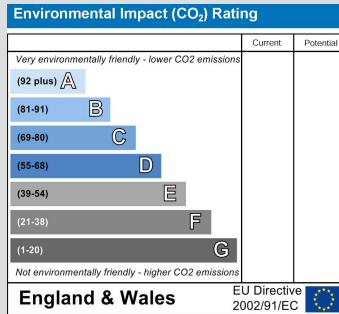
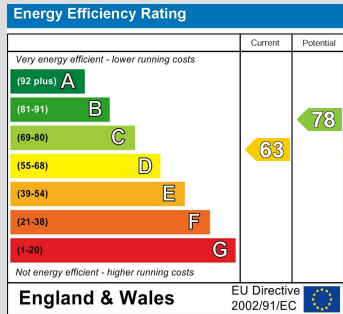
# MAIN ROOMS AND DIMENSIONS

## 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.

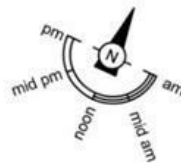


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Ground Floor  
Approximate Floor Area  
(55.80 sq.m)



First Floor  
Approximate Floor Area  
(37.10 sq.m)

## 2 Melbury Court