

Nestled in the heart of the charming coastal suburb of Fulwell, this delightful ground floor flat on Annie Street offers a wonderful opportunity for those seeking a convenient and vibrant lifestyle.

Boasting a cosy reception room, two bedrooms, and a well-appointed bathroom, this property is ideal for individuals or small families looking for stair free living. The added convenience of a garage provides secure parking or extra storage space, a rare find in this sought-after area.

The location of this flat is truly unbeatable, with the Sea Road Shopping Centre, Seaburn Metro Station, and the award-winning blue flag beaches just a stone's throw away.

Available with no upward chain this beautiful home can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a wooden door with an inner wooden glass panelled door to the

Entrance Hall

With an electric night storage heater, storage cupboard and doors leading to bedroom one and to the lounge.

Lounge 14'0" x 12'4"



With a double glazed window to the rear, an electric night storage heater, storage cupboards and doors to bedroom two and to the kitchen.

Kitchen 10'11" x 6'7"



Wall and base units with work surfaces over incorporating a single bowl ceramic sink and drainer unit. Integrated appliances include an oven and hob, space provided for the inclusion of a washing machine and fridge freezer, there is a double glazed window to the rear and a door to the rear hall.

Rear Hall

With a large storage cupboard, UPVC door to the rear and a door to the bathroom.

Bathroom



Low level WC, wash hand basin and a bath with shower tap, there is an electric heater and a double glazed frosted window.

Bedroom 1 16'9" x 11'2"



Double glazed bay window to the front and built in wardrobes.

Bedroom 2 10'8" x 7'0"



Double glazed window to the rear.

Outside



With a low maintenance courtyard and garage to the rear.

Council Tax Band

The Council Tax is Band

Tenure FH

We are advised by the Vendors that the property is Freehold. 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

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MAIN ROOMS AND DIMENSIONS

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.

Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

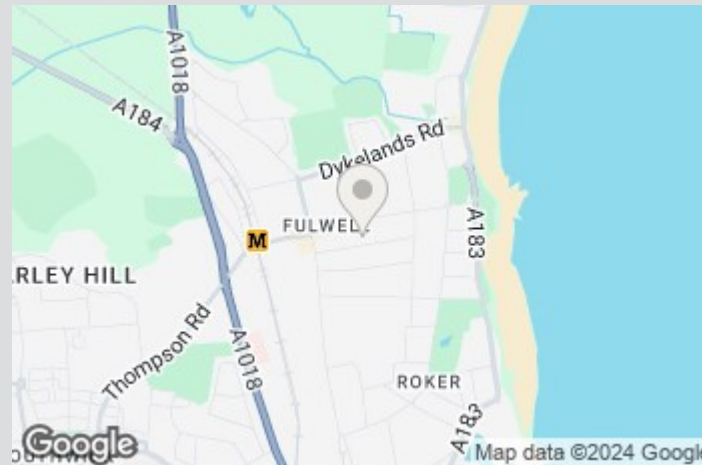
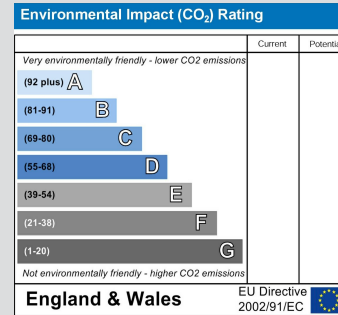
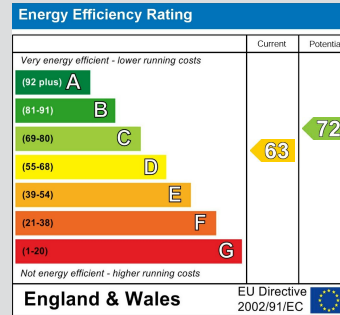
Opening Times 2

Monday - Friday 9.00am to 5.00pm

Saturday 9.00am to 12noon

Ombudsman 2

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

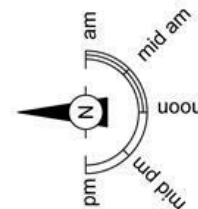


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Ground Floor
Approximate Floor Area
(68.00 sq.m)



37 Annie Street