



Francis Street, Fulwell, Sunderland

£129,950







Sitting within this highly desirable street just off Fulwell Road and is within easy walking distance of local metro stations, parks, the sea front and shopping facilities. This surprisingly spacious 3 bedroom mid terraced dormer cottage with a south facing garden to the rear offers an exciting opportunity for first time buyers and families alike, and is available with no upward chain.

The internal accommodation comprises a reception hall, bedroom, living room, kitchen, shower room and having two further bedrooms at first floor level, the property also benefits from a lean to conservatory to the rear, gas central heating and UPVC double glazing.

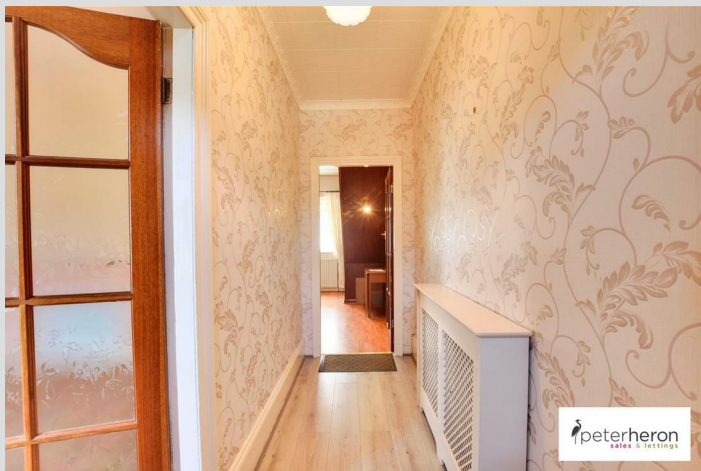
Externally there is a south facing enclosed courtyard to the rear with access for a car with an up and over door, in need of some updating and modernising but carrying huge potential, this delightful home is well worthy of internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Hall



Radiator and doors to the lounge and dining room.

Lounge/Bedroom 3 14'9" x 13'7"



Double glazed window to the front, feature fireplace and a double radiator.

Living Room 17'10" x 13'6"



Single glazed window to the sun room, feature fireplace, storage cupboard, a radiator, stairs to the first floor and a door to the kitchen.

Kitchen 12'1" x 6'11"



Wall and base units with counter tops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap, integrated appliances include an oven and gas hobs, space provided for a washing machine, low level fridge and a freezer. Double glazed window to the rear, radiator, door to the wet room and a UPVC door to the sun room.

Sun Room 10'7" x 3'10"



Base unit with work surface over, double glazed windows and a UPVC door to the rear.

Wet Room



Low level WC, wash hand basin, shower, radiator and a double glazed frosted window to the rear.

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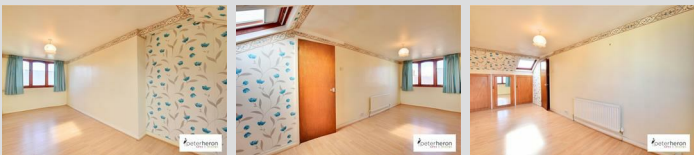
MAIN ROOMS AND DIMENSIONS

First Floor Landing



Storage cupboards and doors to

Bedroom 1 19'3" x 8'1"



Double glazed windows to the front elevation, Velux window, radiator and built in storage cupboards.

Bedroom 2 12'2" x 8'8"



Double glazed windows to the front elevation, and a radiator.

Outside



Low maintenance garden to the rear with a outhouse.

Tenure FH

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

Council TaxBand

The Council Tax is Band A.

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Viewings Srd

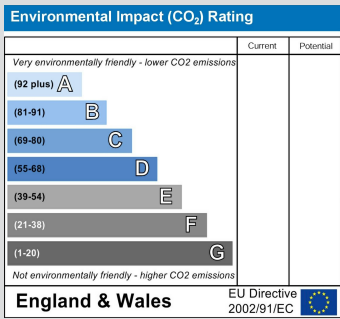
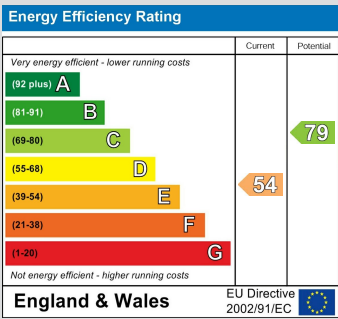
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

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

Ombudsman

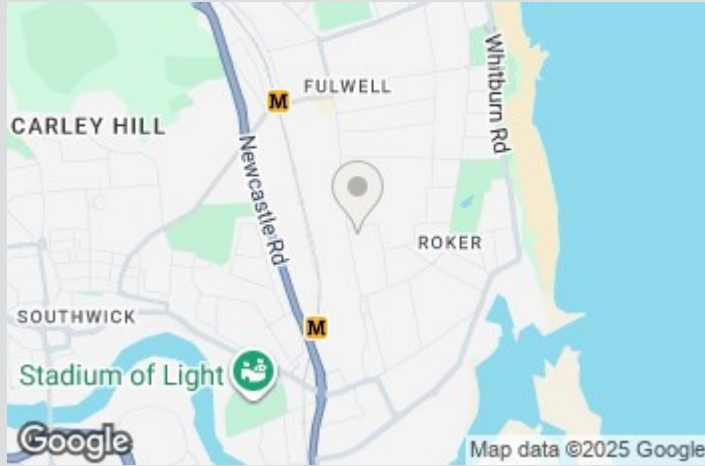
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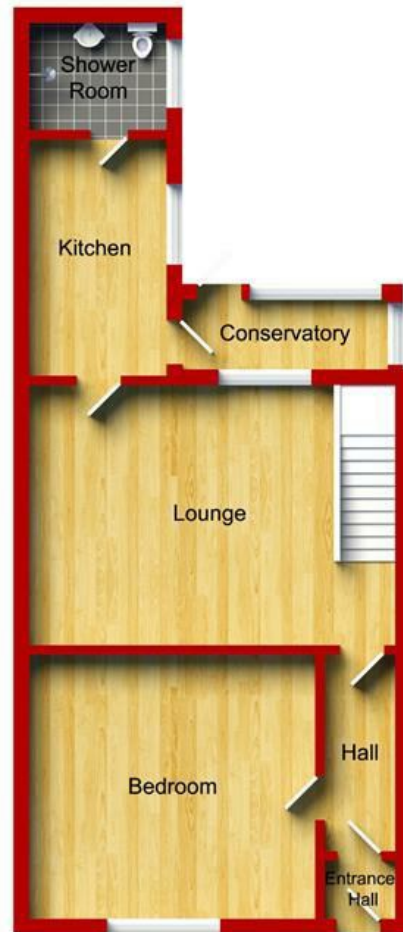
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Ground Floor
Approximate Floor Area
(66.20 sq.m)



First Floor
Approximate Floor Area
(31.40 sq.m)

7 Francis Street