









A surprisingly spacious four bedroom and two bathroom end terraced home situated within a sought after section of Fulwell due to its close proximity to shops and Seaburn Metro station.

Available with no upward chain, the property internally comprises reception hall, lounge, dining room, kitchen, ground floor bathroom and the first floor level has four bedrooms and a second bathroom whilst features of note include gas central heating and UPVC double glazing together with an enclosed courtyard to the rear.

Located just off Newcastle Road and within easy walking distance of the sea front, this delightful home is perfect for that space hungry family who require a period property due to the large proportions and immediate internal inspection is unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to the entrance hall.

Entrance Hall

Lounge 13'9" x 13'1"

Double glazed bay window to front, radiator, feature fireplace, door to dining room.

Dining Room 15'5" x 12'1"

Double glazed window to rear, radiator.

Kitchen 10'9" x 8'0"

Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space provided for cooker and a dishwasher, radiator, double glazed window to rear, storage cupboard and door to rear hall.

Rear Hall

Space provided for a fridge freezer and washing machine. Door to shower room.

Shower Room/WC

Low level WC, wash hand basin, walk in shower cubicle, radiator, double glazed window to rear and storage cupboard.

First Floor Landing

Stained glass window.

Bedroom 1 13'2" x 11'10"

Double glazed bay window to front and radiator.

Bedroom 2 12'11" x 11'1"

Double glazed window to rear, radiator and storage cupboard.

Bedroom 3 13'6" x 8'0"

Double glazed window to rear, radiator, door to stairs to access rear yard, door to en suite bathroom.

En Suite Bathroom

Low level WC, wash hand basin, corner bath, radiator, double glazed window to rear.

Bedroom 4 9'9" x 5'8"

Double glazed window to front and a radiator.

Outside



Low maintenance courtyard to the rear.

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.

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 £300.00 by Movewithus Ltd.

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

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

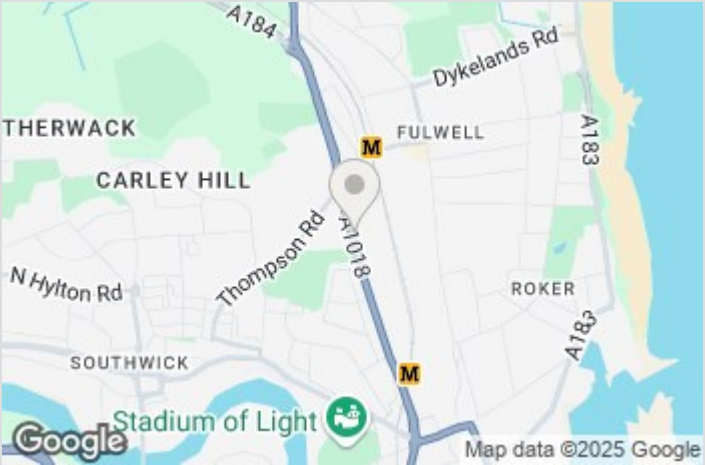
Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

