









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.

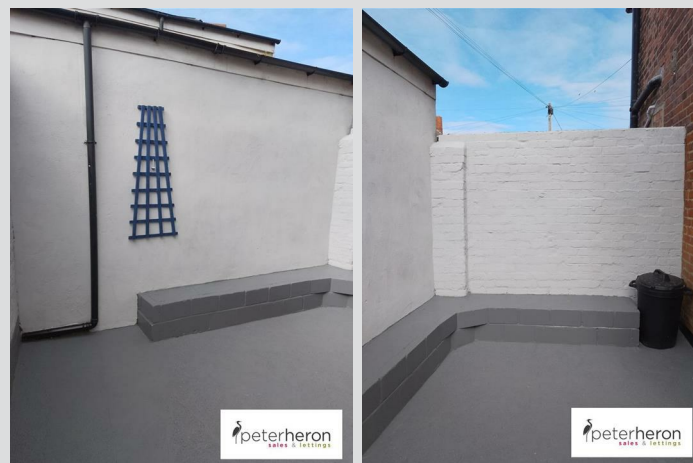
En Suite Bathroom

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

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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 £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.

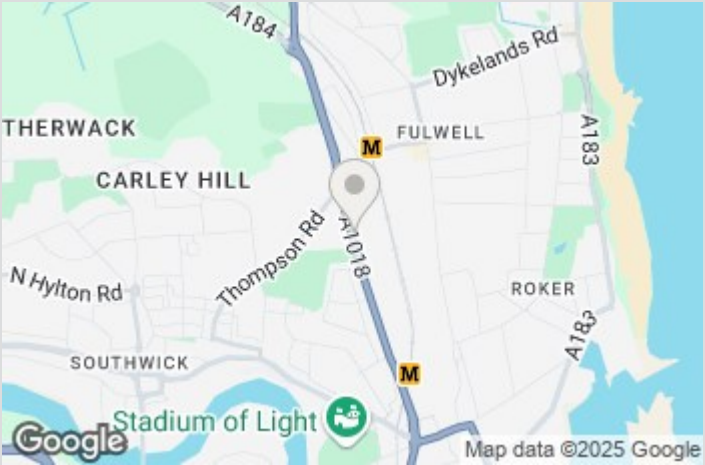
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MAIN ROOMS AND DIMENSIONS

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	



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