









Without doubt one of the finest examples of its kind on the open market right now, this exceptional Pre-war semi detached home occupying an imposing elevated position along Newcastle Road in the heart of Fulwell, offers generous family sized accommodation of the highest calibre.

A true credit to our highly respected client, the property boasts an impressive layout with beautiful accommodation comprising reception hall with ground floor WC, a wonderful open lounge, dining room, kitchen and snug featuring two wood burning stoves, a utility, three first floor bedrooms and a luxury bathroom. Decorated to the highest of standards and perfect for those discerning families who require a "Turnkey" living space, the property benefits from gas central heating, UPVC double glazing and externally features a large drive to the front with off street parking for numerous cars and west facing landscaped gardens to the rear perfect for entertaining and Alfresco dining.

Sitting within the highly fashionable and well respected coastal suburb of Fulwell, walking distance from a superb range of amenities including good schools, Seaburn Metro station, Sea Road shopping centre and award-winning Blue Flag beaches, the property is well placed for major routes into Sunderland City centre and throughout the wider Northeast conurbation. Indeed something quite special, this home should be viewed as a matter of urgency as considerable interest is anticipated!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Reception Hall



Impressive spacious hallway comprising of turned staircase to first floor, panelled walls and radiator. Door to lounge. Open plan to kitchen/dining area.

## Lounge 13'9" x 15'0"



Double glazed bay window to front elevation, 2x radiators and wood burning stove. Open plan into Kitchen/dining area.

## Open Plan Kitchen/Dining Area & Snug 13'1" x 15'4" plus 23'11" x 12'0"



Modern kitchen fitted with a range of high gloss, soft closing wall and base units and a L-shape island/breakfast bar with working surfaces over incorporating single bowl sink unit with mixer tap. Integrated appliances include double oven, microwave and hot plate, electric induction hob with pop-up extractor, fridge/freezer, dishwasher and wine cooler.

Column radiator and bi-folding doors into rear garden.

## Snug Area



Double glazed window to side elevation, column radiator and wood burning stove. Bi-folding doors to rear garden and steps down to utility.

## Utility 6'9" x 6'2"

Providing space for a washing machine and tumble dryer. Wall mounted boiler and radiator. Door to garage.

## Cloakroom/WC



Low level WC and washbasin vanity unit.

## First Floor Landing

Access point to loft.

## Bedroom 1 13'8" x 14'9"



Double glazed window to front elevation, built in wardrobes and a radiator.

## Bedroom 2 10'2" x 14'11"



Double glazed window to side elevation and a radiator.

## Bedroom 3 7'10" x 9'0"



Double glazed window to side elevation and a radiator.

## Bathroom



Luxury suite featuring a low level WC and washbasin vanity unit, free standing bath and walk in waterfall shower, double glazed window to side elevation and column radiator.

## Outside



Patterned concrete driveway providing multiple off street parking leading to garage, whilst to the rear there is an attractive west facing rear garden with decked seating area and artificial lawn.

Visit [www.peterheron.co.uk](http://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

## 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 the Lease Term is 999 years from 1934 and the Ground Rent is £12.00pa.

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 - Particulars

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.

## Sea Road Viewings

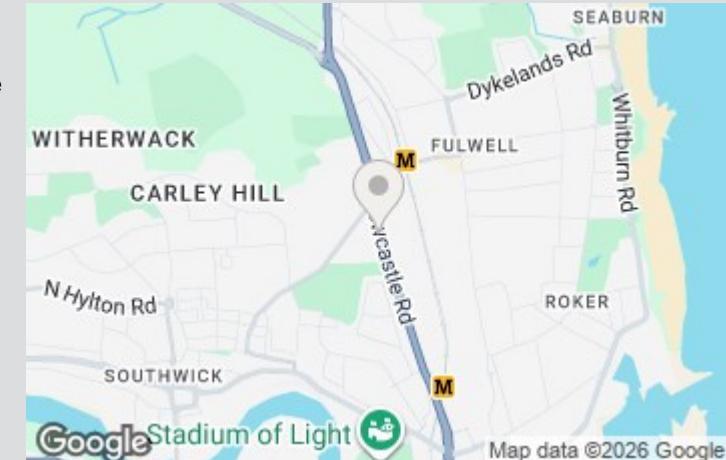
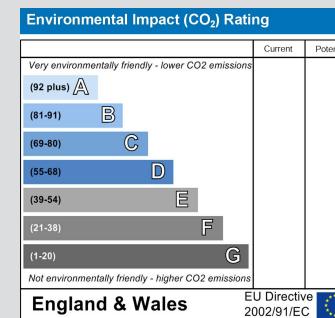
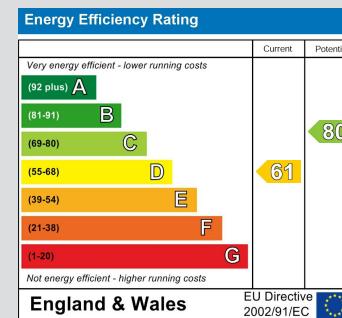
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.





Approximate total area<sup>(1)</sup>

136.6 m<sup>2</sup>

1469 ft<sup>2</sup>

Reduced headroom

3.5 m<sup>2</sup>

37 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.