









Occupying a highly sought after position next to the fashionable "Little Scotland" section of Fulwell and ideally placed for a superb range of amenities including Sea Road shopping centre, schools and Metro stations at Seaburn and Stadium of Light, this delightful two bedroom mid terraced home offers an exciting opportunity first time buyers who wish to live in a private position along this pedestrianised street.

Internal accommodation comprises reception hall, lounge with wood burning stove, dining room, kitchen, whilst at first floor there are two well proportioned double size bedrooms and a modern bathroom. Benefiting from gas central heating and UPVC double glazing, the property externally has west facing lawned gardens to the front perfect for alfresco dining and entertaining whilst to the rear, there is an enclosed courtyard.

Finished to a good standard throughout and available with no upward chain, this wonderful home is guaranteed to impress all who view and must be viewed as matter of urgency as considerable interest considered.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Stairs to first floor.

Lounge 11'6" x 12'0"



Double glazed bay window to front elevation, stove and radiator. Open Plan into dining room.

Dining Room 12'0" x 12'11"



Double glazed window to rear elevation, radiator and storage cupboard.

Kitchen 7'8" x 13'10"



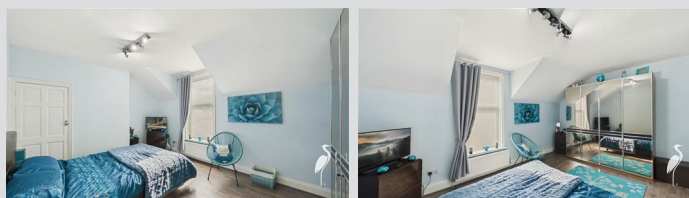
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include gas oven, hob and cooker hood, space provided for fridge freezer and washing machine. Double glazed window and UPVC door to rear. Radiator.

First Floor Landing



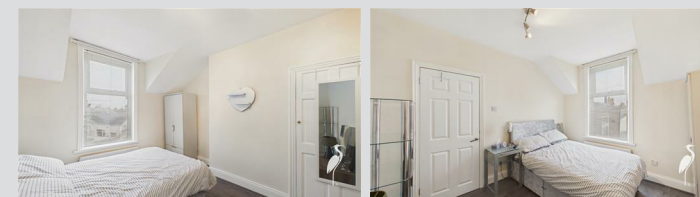
Radiator and skylight window.

Bedroom 1 11'8" x 15'0"



Double glazed window, radiator and storage cupboard.

Bedroom 2 12'0" x 9'0"



Double glazed window, radiator and storage cupboard.

Shower Room



Low level WC and washbasin set into vanity unit, walk in dual head waterfall shower, 2x storage cupboards, double glazed window and chrome heated towel rail.

Outside

Garden to the front mainly laid to lawn. Enclosed courtyard to the rear with gate to access rear lane.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

Visit www.peterheron.co.uk or call 01915106116

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

MAIN ROOMS AND DIMENSIONS

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

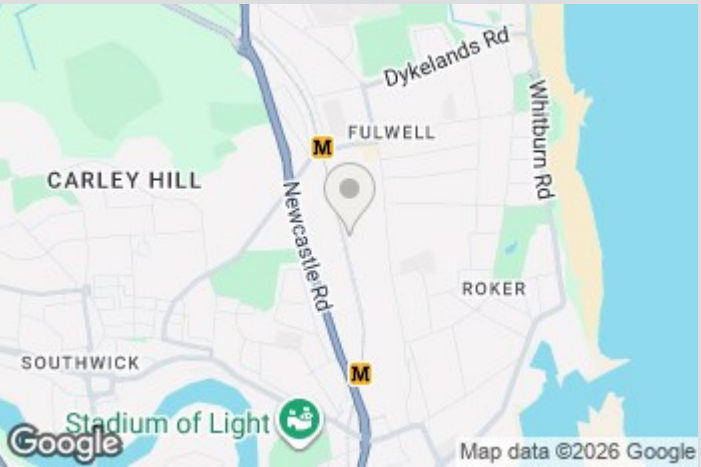
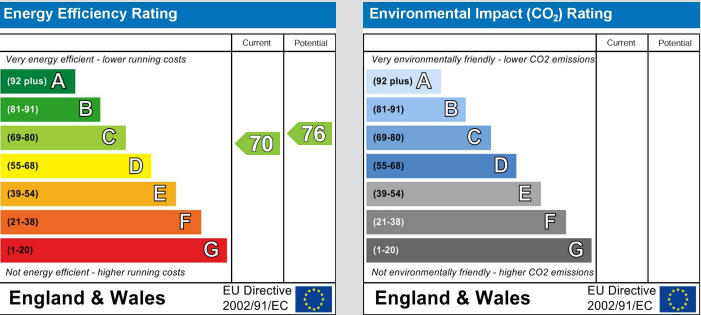
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

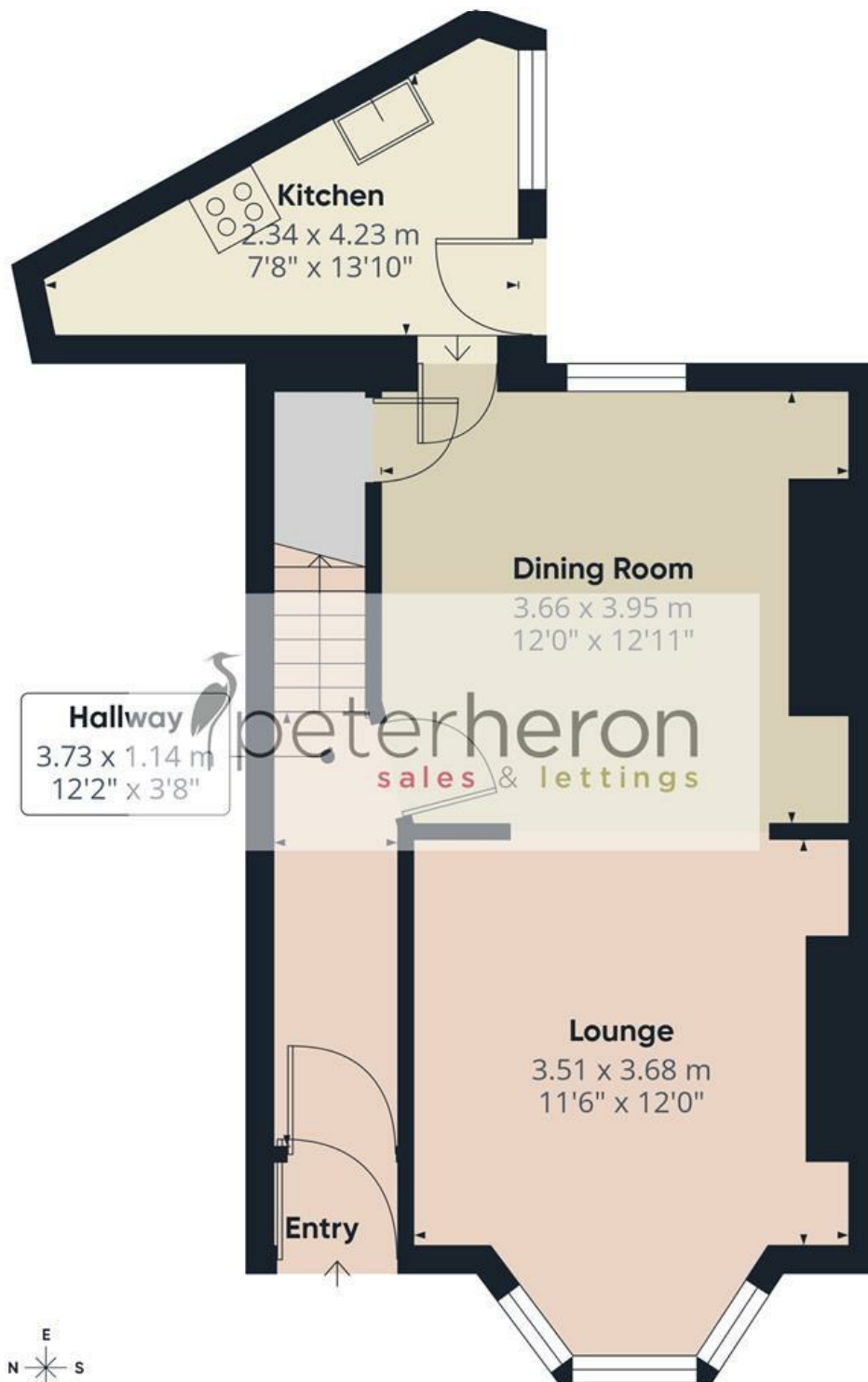
Ombudsman

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



Visit www.peterheron.co.uk or call 01915106116

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



First Floor

Approximate total area⁽¹⁾

80.2 m²

864 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

