Fulwell Road, Fulwell, Sunderland

£179,950

A beautifully presented two bedroom end terrace period home featuring surprisingly spacious internal accommodation set over two levels and boasting a wonderful ready to move into feel.
Internal accommodation comprises reception hall, lounge, dining room, kitchen, bathroom whilst at first floor level there are two generous bedrooms all benefiting gas central heating and UPVC double glazing. Externally there is a forecourt to the front and a lovely enclosed court to the rear.
Located at the Bluebell Inn end of Fulwell Road perfect for all the amenities Sea Road shopping centre has to offer, the property is well placed for Seaburn Metro Station and is easy walking distance from the sea front and its award winnings Blue Flag beaches. A style of home all withheld in high regard, internal inspection comes highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC front door with inner wooden door to entrance hall.

Entrance Hall

Radiator, doors to lounge and dining room.

Lounge 13'5" x 12'5"

Double glazed box bay window to front, radiator, feature fireplace. Open plan into the dining room.

Dining Room 13'5" x 13'2"

Double glazed window to rear, radiator, stairs to first floor and a door to the kitchen.

Kitchen 11'1" x 6'10"

Range of wall and base units with wooden counter tops over incorporating an under mount farmhouse sink and drainer. Integrated appliances include an oven, electric hob and extractor hood, space for fridge freezer and washing machine. Double glazed window and UPVC door to rear. Opening into the rear hall.

Rear Hall
Built in shelving, wall mounted boiler and door to the bathroom.

Bathroom/WC

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

First Floor Landing
Doors to the two bedrooms.

Bedroom 1 15'5" x 12'7"

Double glazed window to front and a double radiator.

Bedroom 2 14'4" x 11'11"

Double glazed window to rear, radiator and feature fireplace.

Outside
Low maintenance yard to the rear with roller shutter.

MAIN ROOMS AND DIMENSIONS

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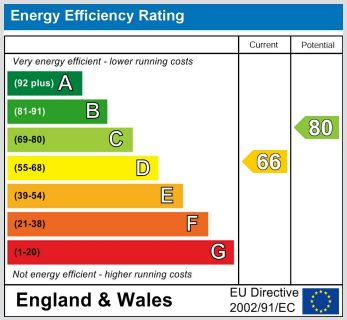
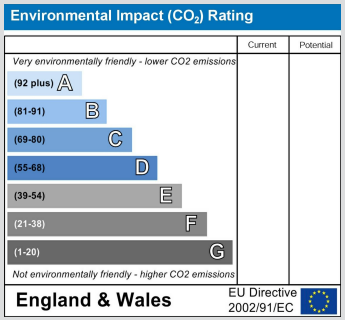
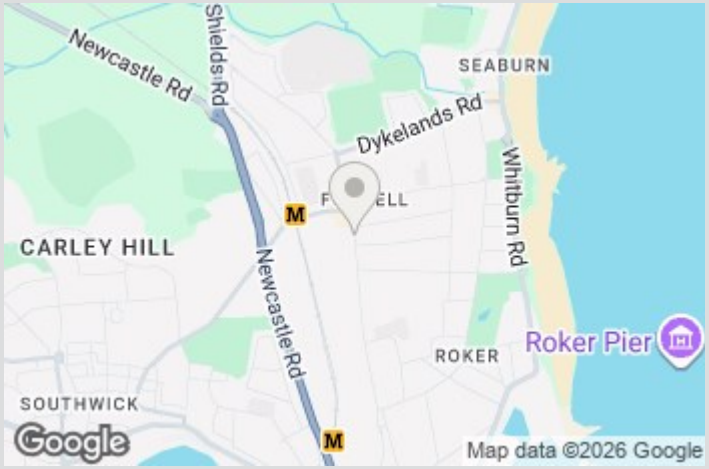
Viewings Srd
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

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

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







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Ground Floor
Approximate Floor Area
(61.10 sq.m)

First Floor
Approximate Floor Area
(43.00 sq.m)

266 Fulwell Road