Neale Street, Fulwell, Sunderland

£199,950

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An impressive three bedroom semi-detached house, providing well-presented accommodation within this sought after and ever popular area of Fulwell. Internally the ground floor accommodation briefly comprises of an entrance lobby with a staircase to the first floor and an attractive lounge that opens through to a generous dining kitchen. Completing the ground floor is a superb family bathroom/wc, incorporating a shower cubicle, whilst to the first floor there are three well-proportioned bedrooms. Externally there are delightful gardens to the front and rear. This location is ideally placed for local amenities, shops and schools, as well being well located for the sea front and wonderful beaches. There are excellent transport connections, including great road links and Seaburn Metro station. Viewing is highly recommended to appreciate this superb home and its great location.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Lobby

Stairs to first floor. Doors to lounge and bathroom.

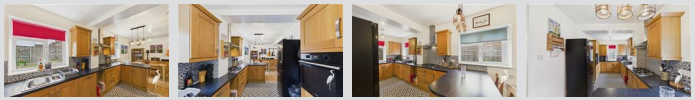
Lounge 23'5" x 15'6"

Double glazed window to front, radiator and feature fireplace. Door to utility. Open plan into dining area.

Dining Area

Double glazed window and UPVC door to rear. Radiator.

Kitchen 8'6" x 13'4"



Range of wall and base units with countertops over over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, 5 burner gas hob and cooker hood and dishwasher. Space provided for a fridge freezer. 2x double glazed windows to rear.

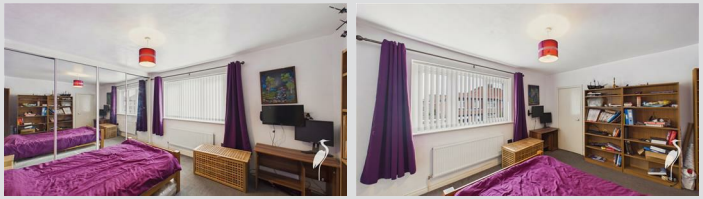
Utility 5'1" x 11'6"
Countertops with space under for washing machine and tumble dryer. Wall mounted boiler and storage cupboard.

Bathroom 8'11" x 7'7"

Low level WC, washbasin, bath and shower cubicle, chrome heated towel rail, double radiator and double glazed window to front.

First Floor Landing
Double glazed window to side and access point to fully boarded loft.

Bedroom 1 11'1" x 13'3"



Double glazed window to front, radiator, storage cupboard and built in mirrored fronted sliding door wardrobes.

Bedroom 2 12'0" x 8'5"

Double glazed window to rear and radiator.

Bedroom 3 8'8" x 10'1"

Double glazed window to rear and radiator.

Outside

Garden to the rear laid mainly to lawn with side gate to access the front.

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.

MAIN ROOMS AND DIMENSIONS

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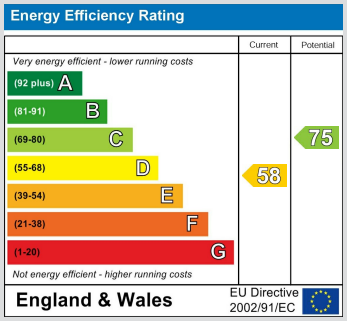
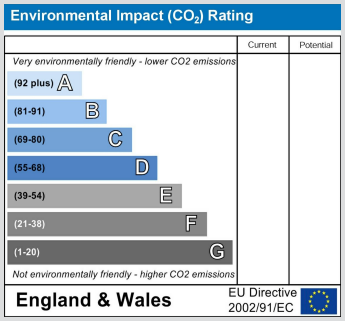
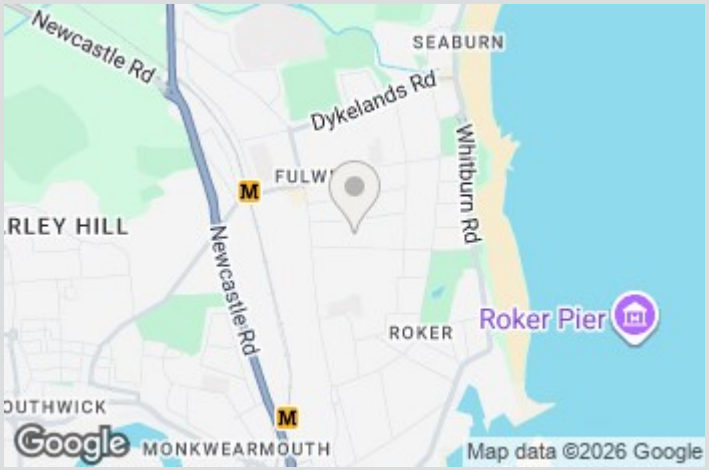
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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.







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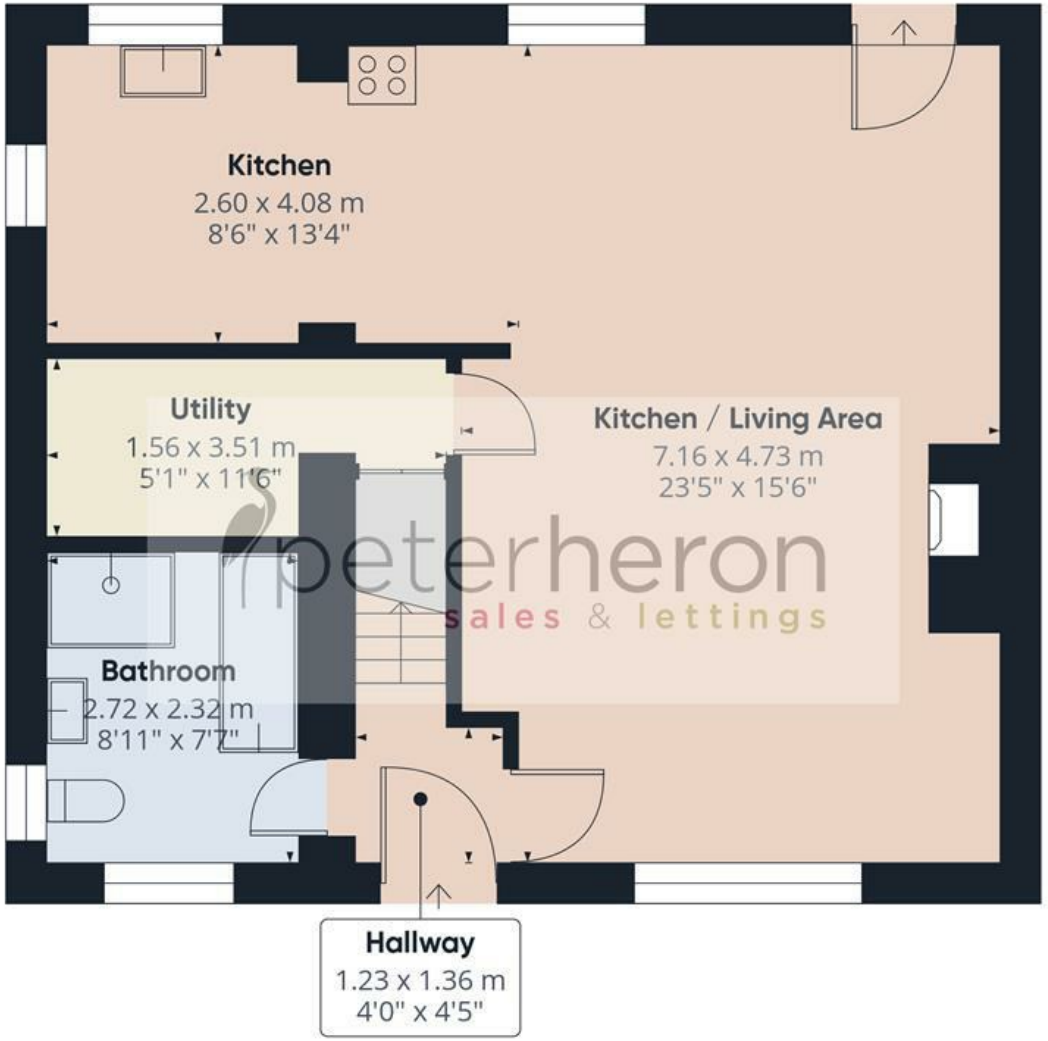

Ground Floor

First Floor

Approximate total area(1)

93.3 m²

1004 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.

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