







for sale  
peter heron  
0203 500 3021 peterheron.co.uk









A popular style three bedroom bay window pre-war semi detached home with an added bonus of an extended bedroom and south facing gardens to the rear, perfect for families and first time buyers who wish to live in this highly sought after section of Fulwell boasting superb coastal amenities. Available with no upward chain, the property internally offers accommodation comprising entrance porch, reception hall, lounge, dining room, kitchen, three first floor bedrooms, shower room and separate WC together with features of note which include gas central heating and UPVC double glazing. Externally there are gardens to the front with drive offering off street parking for two cars and mature gardens to the rear. Carrying huge potential the property is within walking distance of good schools, Sea Road shopping centre, Seaburn Metro station and the sea front with its award winning Blue Flag beaches and is ideal for those buyers searching for a well proportioned family sized home.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Porch

Inner door to hallway.

## Entrance Hall



Stairs to the first floor with storage under and two radiators.

## Lounge 12'8" x 11'10"



Double glazed bay window to front, radiator and feature fireplace.

## Dining Room 14'1" x 11'11"



Double glazed window to rear, radiator and feature fireplace.

## Kitchen 10'7" x 8'1"



Wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit, space provided for the inclusion of an oven, washing machine and fridge freezer. Double glazed windows to rear and side. UPVC door to rear.

## First Floor Landing

Radiator, double glazed window and access hatch to loft.

## Bedroom 1 12'8" x 11'11"



Double glazed bay window to front, radiator and built in storage cupboard.

## Bedroom 2 11'11" x 11'1"



Double glazed window to rear, double radiator and built in storage.

## Bedroom 3 9'8" x 8'2"



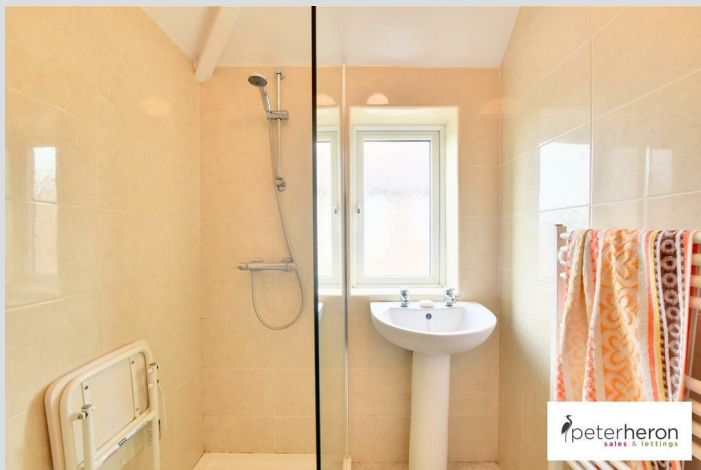
Double glazed box bay window to front and radiator.

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

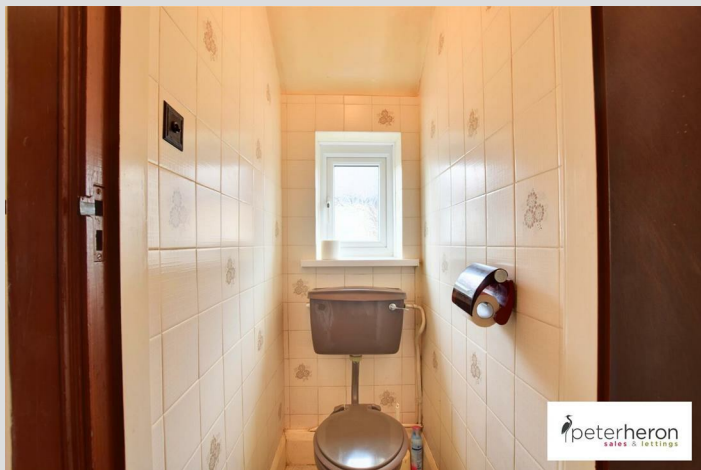
# MAIN ROOMS AND DIMENSIONS

## Shower Room



Wash hand basin, walk in shower cubicle, heated towel rail and double glazed window.

## Separate WC



Low level WC and double glazed window.

## Outside



Double driveway to the front of the property providing off street parking and generous gardens 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 C.

## Important Notice

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.

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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.

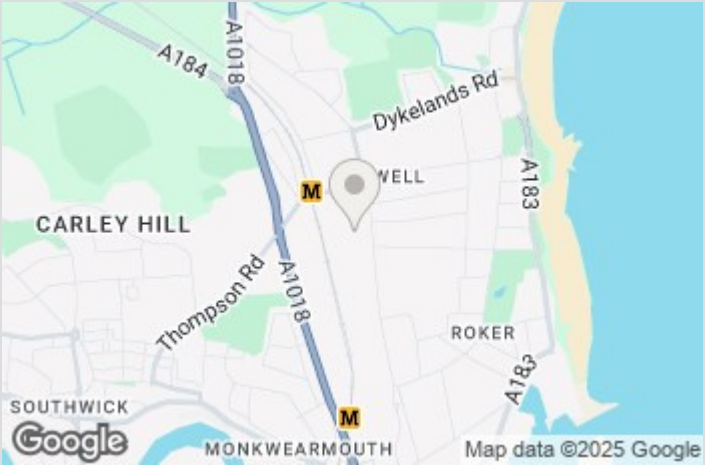
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# MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
England & Wales	EU Directive 2002/91/EC	

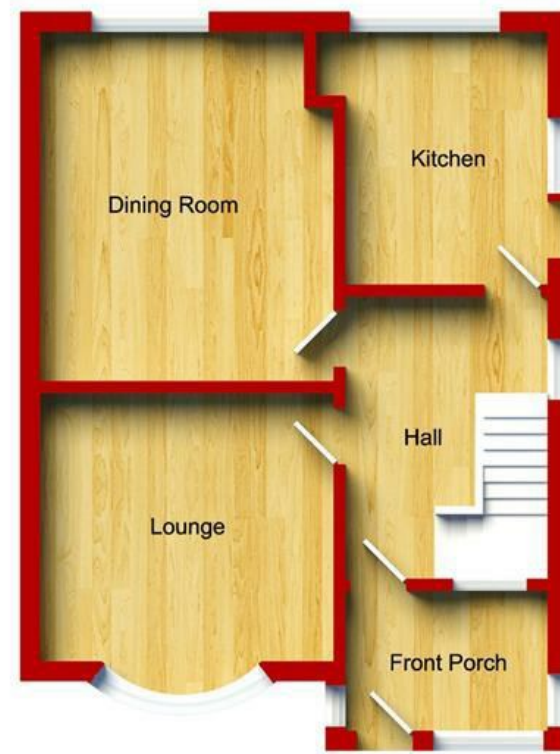
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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Ground Floor  
Approximate Floor Area  
(51.90 sq.m)



First Floor  
Approximate Floor Area  
(46.00 sq.m)

