Montague Street, Fulwell, Sunderland

Offers over £124,950

Occupying a quiet position on this popular street situated close to Fulwell Road and convenient for an extensive range of local amenities, this lovely two bedroom mid terraced cottage offers a comfortable stair free living space and ideal for both first time buyers and those looking to downsize.
Internally accommodation comprises reception hall, living room, kitchen, two bedrooms and a bathroom whilst externally there is a well proportioned courtyard to the rear with off street parking.
Benefiting from gas central heating and UPVC double glazing, the property is within easy walking distance of Stadium of Light and Seaburn Metro stations, Sea Road shopping centre, local shopping markets and major routes serving Sunderland City centre and the wider Northeast region. Available with no upward chain, this delightful home can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via Composite entrance door.

Entrance Hall
Radiator. Doors to living room and bedroom 1.

Living Room 8'6" x 12'1"

Double glazed window to rear, electric fire and radiator. Doors to bedroom 2 and kitchen.

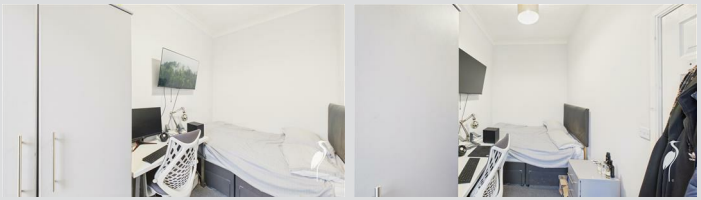
Kitchen 5'8" x 11'8"

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Space for an oven, fridge freezer, washing machine and tumble dryer. Double radiator and door to bathroom. Double glazed window and UPVC door to rear courtyard. Door to bathroom.

Bedroom 1 12'0" x 11'2"

Double glazed window to front and radiator.

Bedroom 2 6'7" x 12'2"



Double glazed window to rear and radiator. Access via living room.

Bathroom

Low level WC, washbasin set into vanity unit and bath with shower over, chrome heated towel rail and 2x double glazed windows to rear.

Outside
Enclosed rear courtyard with shutter access door.

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.

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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.

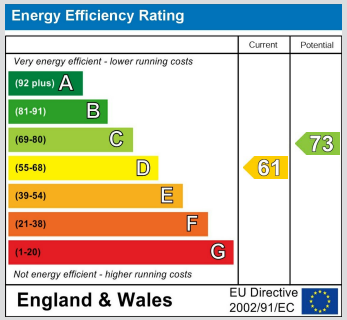
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

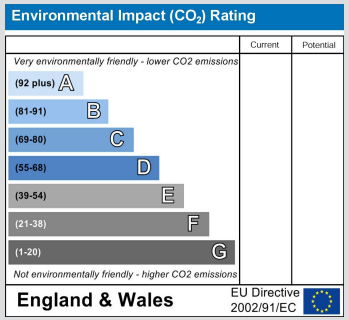
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

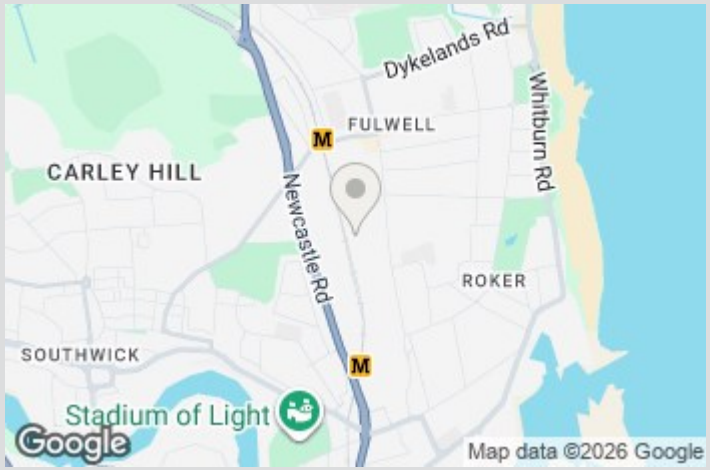
Ombudsman

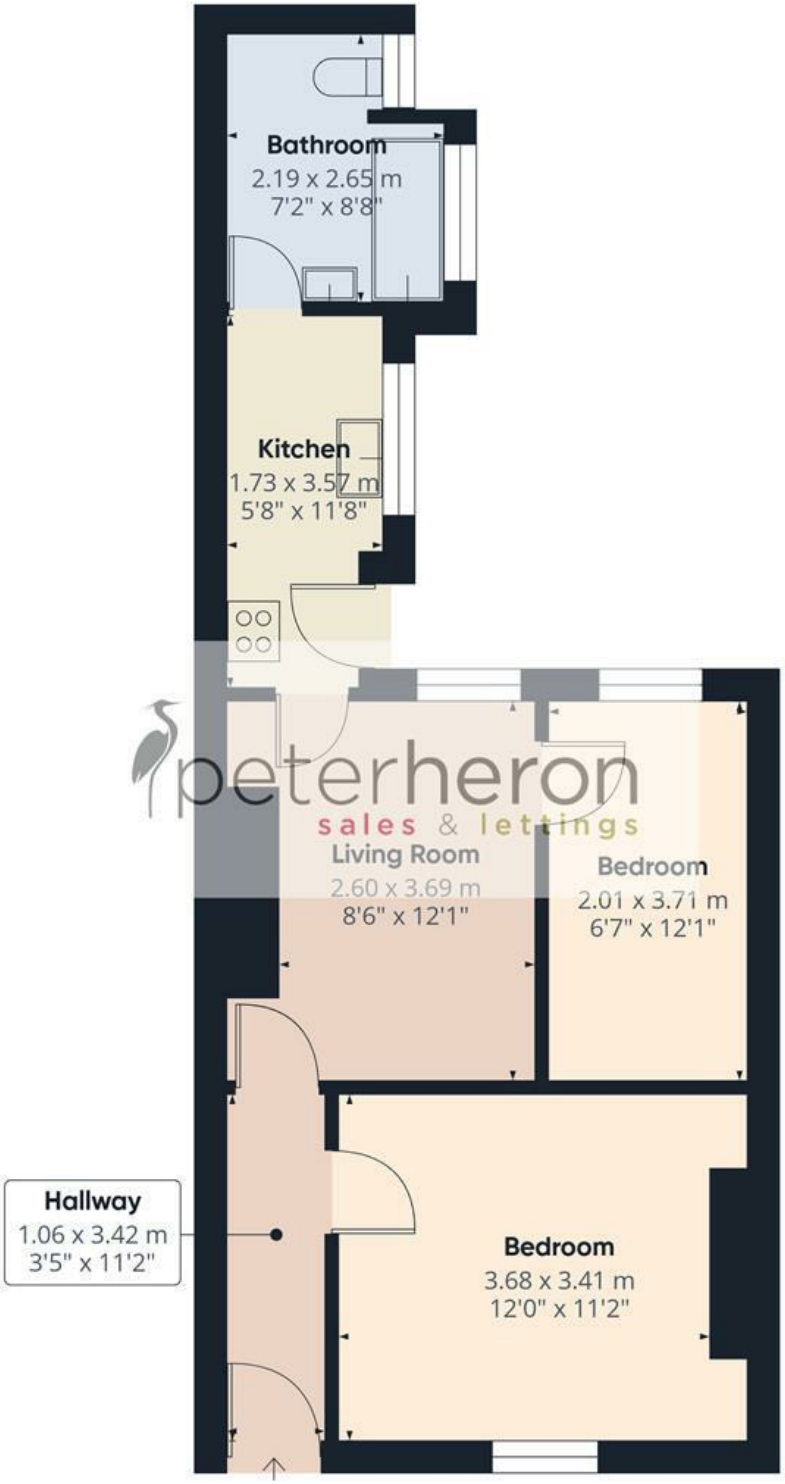
MAIN ROOMS AND DIMENSIONS

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









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Approximate total area(1)

46.2 m²

498 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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