

Nestled on Fulwell Road in Sunderland, this charming mid-terraced house presents an excellent opportunity for those seeking a spacious family home. With immediate vacant possession and no upward chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed by a reception hall that leads into a generous lounge, seamlessly flowing into a dining room, kitchen and a conveniently located ground floor bathroom complete the lower level. Ascending to the first floor, you will find three comfortable bedrooms, one of which offers access to a shower room.

Externally, the property features an enclosed west facing courtyard at the rear. Additionally, there is off-street parking available for one vehicle, ensuring ease of access.

Situated at the Roker Baths Road end of Fulwell Road, this home is ideally positioned for a variety of local amenities. Within easy access of St Peter's Campus and the Stadium of Light Metro. Families will appreciate the proximity to schools, while the excellent transport links provide easy access to Sunderland's stunning seafront and its award-winning Blue Flag beaches, as well as the city centre and wider road networks.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Reception Hall



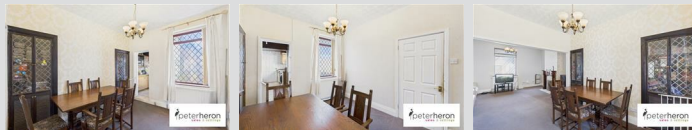
Radiator and stairs to first floor.

### Lounge 13'11" x 13'9"



Double glazed window to front with secondary glazing, feature fireplace and radiator. Open plan into dining room.

### Dining Room 11'5" x 9'2"



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

### Kitchen 7'11" x 5'10"



Wall and base units with countertops over incorporating single bowl sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for fridge freezer, dishwasher and wash machine. 2x double glazed windows to rear and radiator.

### Rear Hall

Storage cupboard and UPVC door to rear.

### Bathroom



Low level WC, washbasin and bath, double glazed window and radiator.

### First Floor Landing

Double glazed window to rear and access point to fully boarded loft via folding timber ladder with lighting and window, perfect for storage.

### Bedroom 1 14'0" x 10'1"



Double glazed window with secondary glazing, radiator and built in wardrobes.

### Bedroom 2 11'4" x 9'6"



Double glazed window to rear, radiator and built in wardrobes and storage. Archway to en-suite.

### En-Suite Shower Room



Walk in shower cubicle, radiator and double glazed window.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 10'4" x 5'10"



Double glazed window to front with secondary glazing, radiator and built in wardrobes.

## Loft Space



## Outside



Enclosed courtyard to the rear. with roller 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.

## Important Notice - Particulars

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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

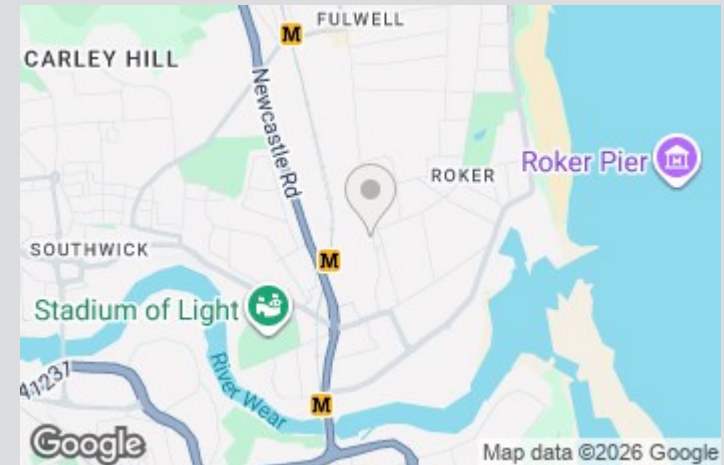
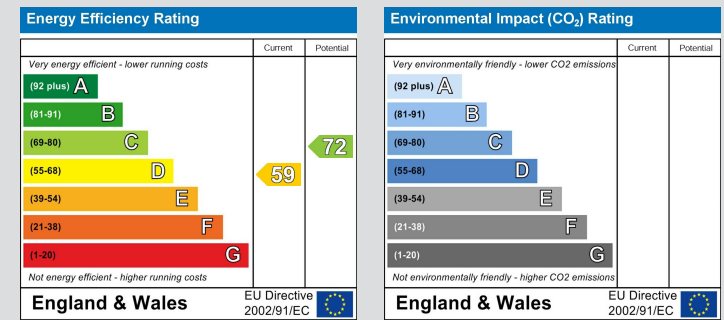
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

## 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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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

124.3 m<sup>2</sup>

**Reduced headroom**

11.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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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