









An impressive two bedroom mid terrace cottage, providing deceptively spacious and immaculately presented accommodation, within this highly sought after part of Fulwell. The beautifully appointed accommodation is all on one level, briefly comprises of an entrance vestibule, hall, an attractive lounge and a fabulous kitchen / diner, fitted with an excellent range of stylish units. There are two bedrooms and a contemporary bathroom/wc, featuring a walk in shower. Externally there is a small forecourt area to the front and a courtyard to the rear with a roller shutter access door and a useful store. This location is ideally placed for a range of local amenities, including Sea Road shopping centre, schools and transport connections via road and the Metro system with stations at Seaburn and Stadium of Light. We highly advise early viewing, to appreciate the quality of accommodation this superb home has to offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door into the entrance lobby.

## Entrance Lobby

Storage cupboard and inner wooden door to the reception hall.

## Reception Hall



Double radiator and doors to the lounge and the bedrooms

## Lounge 13'1" x 13'4"



Double glazed window to the rear, double radiator, a single radiator, electric fire and a door to the kitchen/diner.

## Kitchen/Diner 10'0" x 20'0"



Range of modern wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Space provided for a double oven, American style fridge freezer and a washing machine. 2x radiators, 2x double glazed windows and a UPVC door to the rear. Door to the bathroom.

## Bedroom 1 15'1" x 13'8"



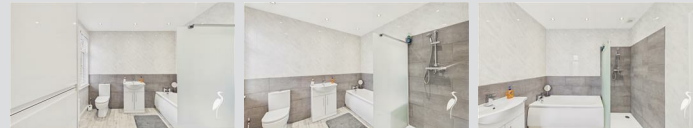
Double glazed bay window to the front, and a double radiator.

## Bedroom 2 6'5" x 10'2"



Double glazed window to the rear and a radiator.

## Bathroom



Low level WC, wash hand basin set into vanity unit, bath, walk in shower, double radiator, storage cupboard and a double glazed window to the rear.

## Outside



Low maintenance courtyard to the rear with a roller shutter door to the rear lane and an outhouse providing storage.

## 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.

## Important Notice

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# MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Viewings Srd

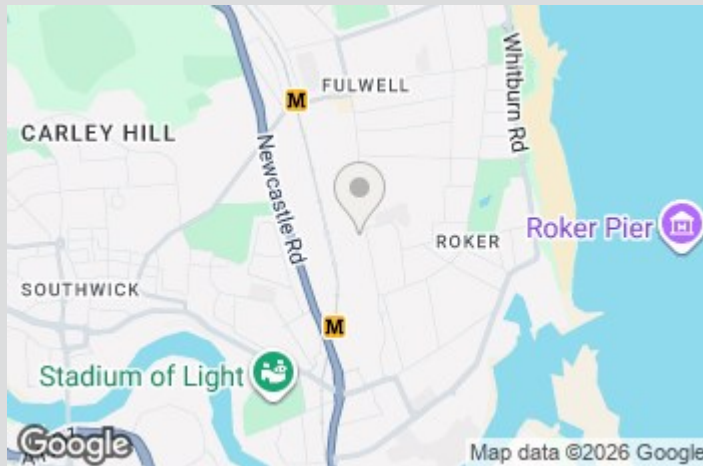
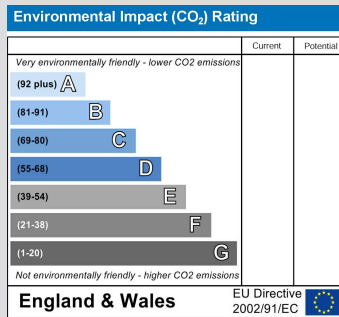
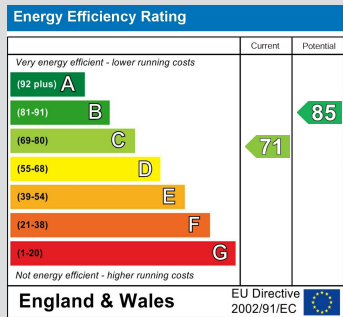
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## Opening Times

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

## Ombudsman

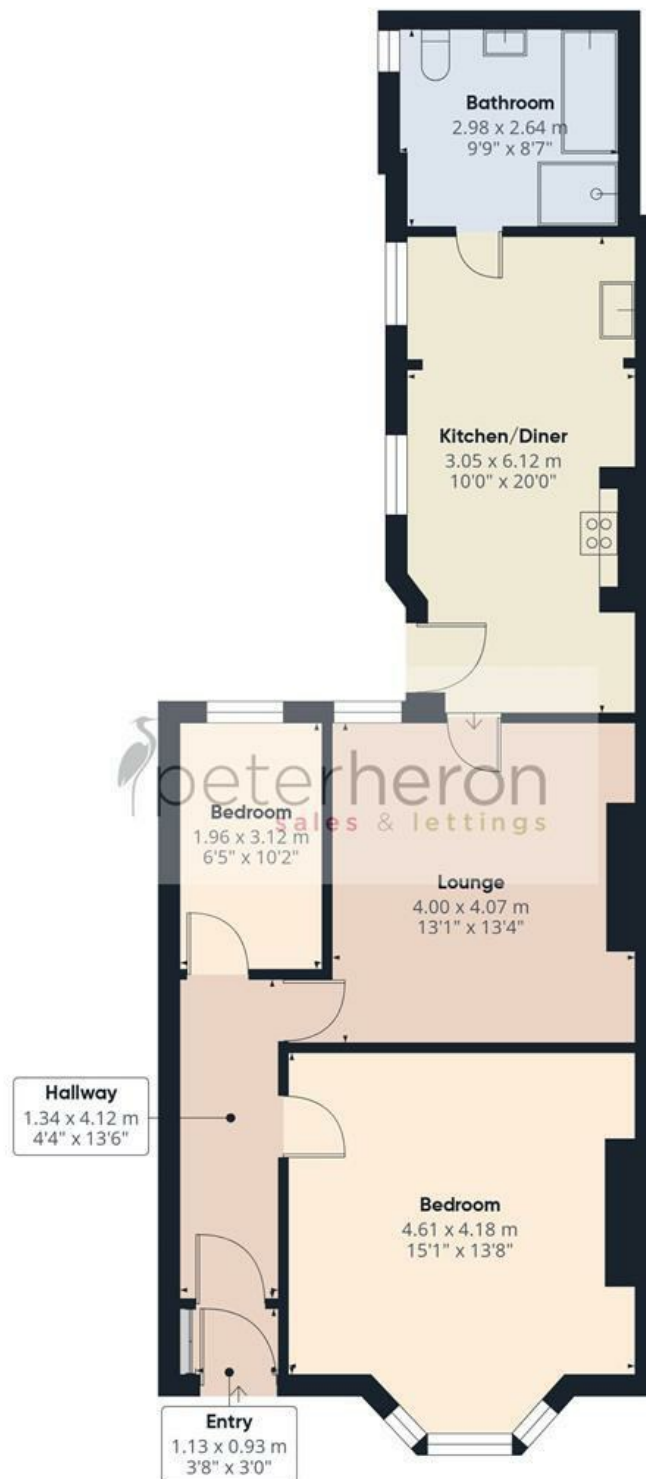
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Approximate total area<sup>(1)</sup>

75.2 m<sup>2</sup>

810 ft<sup>2</sup>

(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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