



Francis Street, Fulwell, Sunderland

£115,000







A two bedroom mid terraced cottage is within walking distance of all local amenities and is particularly convenient for good schools and the sea front. Arranged on all one level, the property comprises entrance hall, lounge, kitchen, two bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing, to the exterior there is an enclosed courtyard with roller shutter access door. Just a short stroll from Stadium of Light Metro station and Sunderland's beautiful beaches, this popularly situated home should be viewed as a matter of urgency to avoid disappointment. No upward chain.

MAIN ROOMS AND DIMENSIONS

All On Ground Floor

Access via UPVC entrance door with inner wooden glass panelled door leading to

Reception Hall



Access point to loft and radiator.

Lounge



Double glazed window to rear elevation, feature fireplace and door to kitchen.

Kitchen



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

Rear Hall

UPVC door to rear and door to bathroom.

Bathroom



Bath, low level wc and wash basin. Radiator and double glazed window to rear.

Bedroom 1



Double glazed window to front and a radiator.

Bedroom 2



Double glazed window to rear and a radiator.

Outside



Enclosed courtyard to rear with a paved seating area and 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

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.

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MAIN ROOMS AND DIMENSIONS

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.

Sea Road Viewings

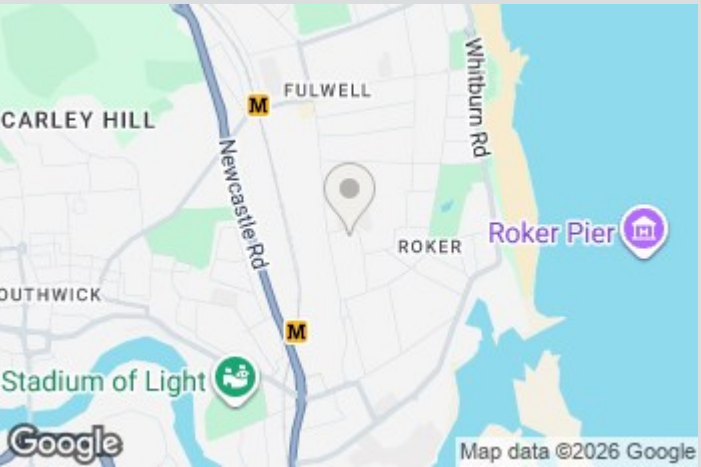
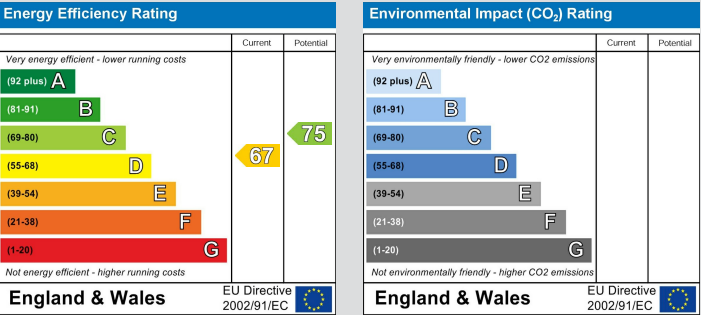
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

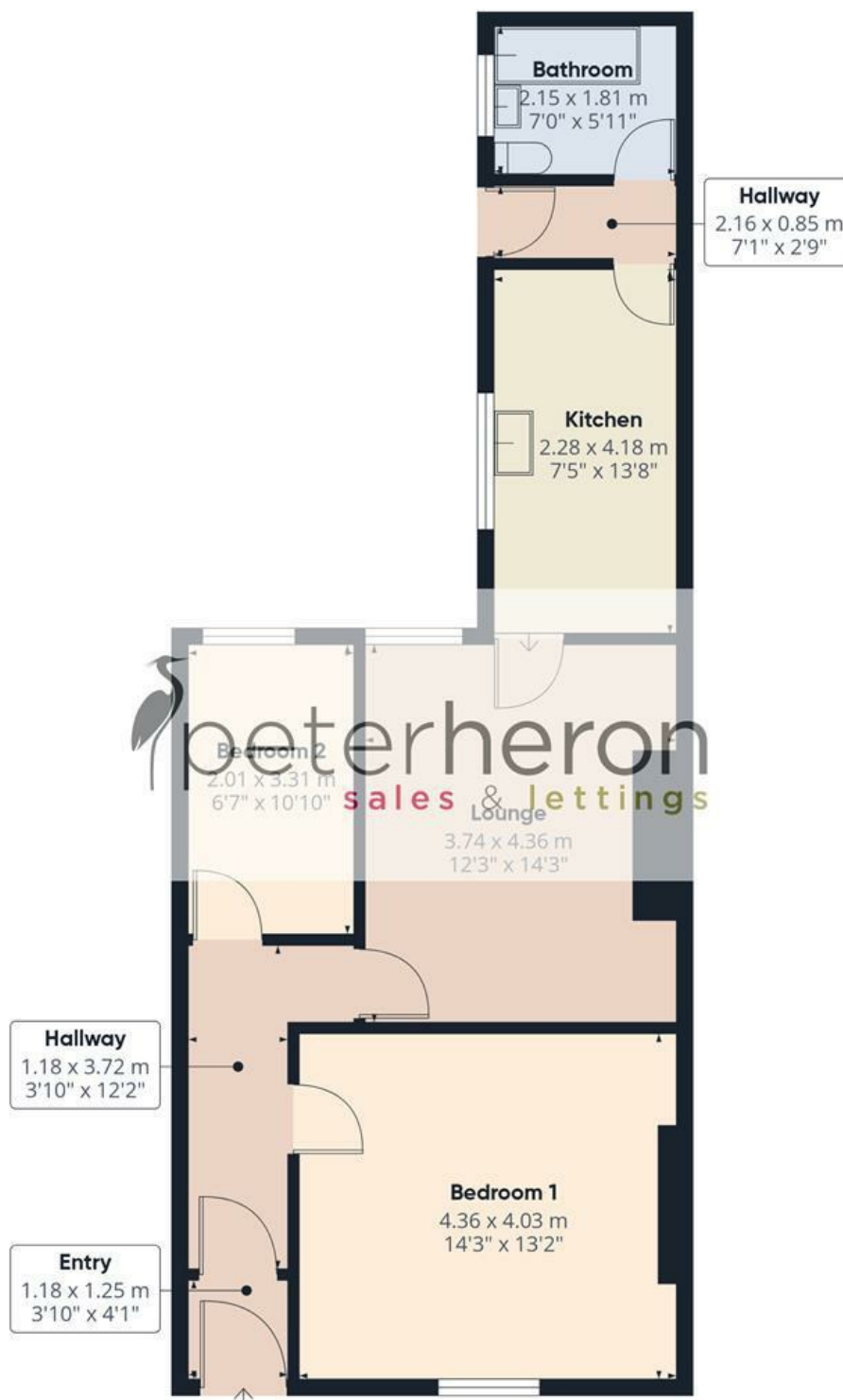
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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⁾

61.5 m²

662 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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