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Prengarth Avenue, Fulwell, Sunderland

£325,000











A surprisingly spacious mid century semi-detached home being the subject of a ground and first floor extension and boasting four double sized bedrooms making the property ideal for that 'space hungry' family.
Enjoying a highly sought after position in the hugely desirable Blue Bell section of Fullwell and being close to all amenities including Seaburn metro station, Sea Road shopping centre and good schools, the property internally comprises porch, entrance porch, reception hall, lounge, dining room, breakfasting kitchen and cloakroom/WC, whilst to the first floor there are four bedrooms, an ensuite shower room, family bathroom, and separate WC.
Attractive gardens to the front with a double drive lead to an integral double garage, with remote control electric doors, whilst well maintained lawned gardens to the rear enjoy a westerly aspect.
Tastefully appointed throughout, this superb home is ideal for those who wish to live in a popular coastal location within easy commuting distance of Sunderland city centre, Newcastle-Upon-Tyne and Durham City. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

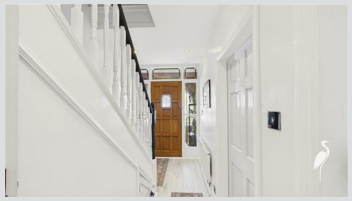
Ground Floor
Access via Composite entrance door.

Entrance Porch




Feature bricked archway and inner door to hall.

Reception Hall




Stairs to first floor with storage under and radiator.

Lounge 11'4" x 13'6"





Double glazed bay window to front, double radiator and feature fireplace. Open plan into dining room.

Dining Room 11'5" x 14'1"





Double glazed windows and UPVC door to rear, two radiators and feature fireplace.

Inner Hall




Storage cupboard, column radiator and door to cloakroom. Open archway into kitchen.

Breakfasting Kitchen 15'4" x 9'7"





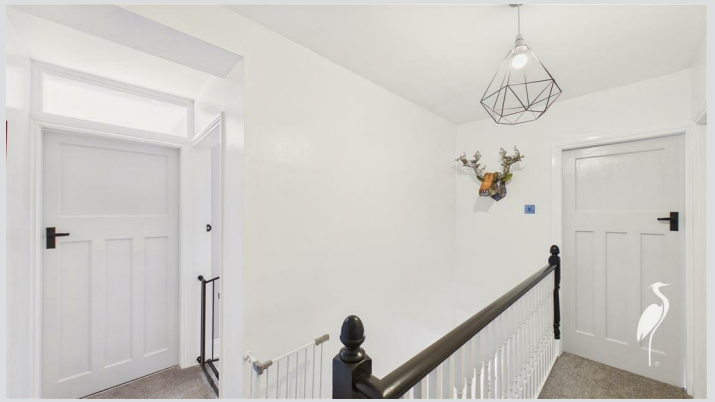

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with five burner gas hob and hood. Space for fridge freezer, washing machine and tumble dryer. Radiator, Double glazed window and UPVC door to rear.

Cloakroom/WC



Low level WC and washbasin, radiator and double glazed window to side.

First Floor Landing



Radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 15'5" x 15'4"





Double glazed window to front, radiator and fitted wardrobes. Door to en-suite.

En-Suite Shower Room




Walk in shower and washbasin set into vanity unit and chrome heated towel rail.

Bedroom 2 11'3" x 13'5"




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

Bedroom 3 11'2" x 11'0"



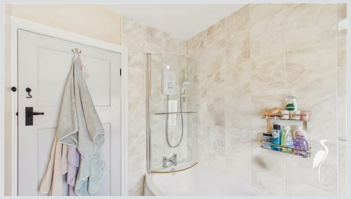

Double glazed window to rear, radiator and storage cupboard.

Bedroom 4 15'5" x 7'1"




Double glazed window to rear and radiator.

Bathroom




Washbasin and bath with shower over, radiator and double glazed window.

Separate WC




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

Outside






Attractive gardens to the front with a double drive lead to an integral double garage, whilst well maintained lawned gardens to the rear enjoy a westerly aspect.

Garage 15'9" x 15'6"
Access via remote control electric doors.

Council Tax Band
The Council Tax Band is Band C.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 25/12/1935 and the Ground Rent is £4.40pa.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

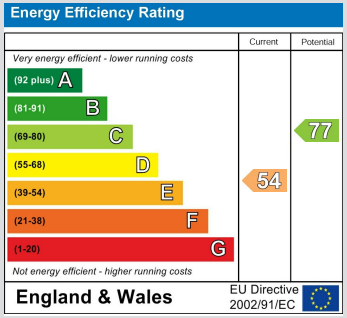
MAIN ROOMS AND DIMENSIONS

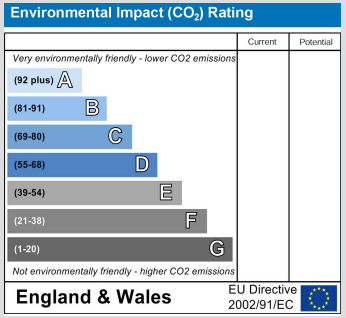
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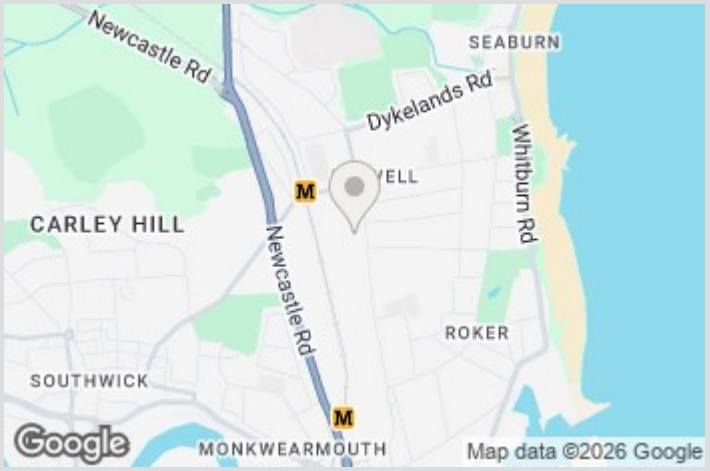
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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

Ombudsman
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Ground Floor



First Floor

Approximate total area(1)

142.8 m²

1538 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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