

Marina Avenue, Fulwell, Sunderland

£249,950




HOME







This impressive three bedroom semi-detached house has been comprehensively upgraded, extended and modernised to provide a superb standard of accommodation. The property occupies a delightful cul-de-sac position within this ever popular and convenient area of Fulwell. Internally the well presented accommodation on the ground floor includes an entrance porch, lobby with staircase to the first floor, lounge with bay window that opens through to a dining area that in turn connects through to a beautiful sun room with patio doors to the garden. From the dining area a door connects through to an excellent modern fitted kitchen. On the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is a block-paved driveway, an attached garage and a wonderful garden to the rear with a lawn and patio area. This location is ideal for local amenities, shopping facilities and schools as well as offering transport links including Seaburn Metro Station. We highly advise viewing to fully appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door.

Entrance Porch
Double glazed windows and inner door to lobby.

Lobby
Staircase to first floor and door to lounge.

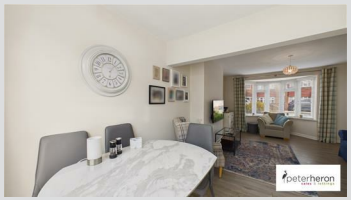
Lounge





Double glazed bay window to front, column radiator and the rooms opens through to dining room. ,

Dining Room

Door to kitchen and the rooms through into sun room.

Sun Room



Double glazed patio door the garden, tall double glazed windows overlooking the garden and column radiator.

Kitchen






The kitchen is divided into two areas, fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker, fridge freezer and washing machine, pantry, two radiators, double glazed window to rear and door to garage.

First Floor Landing
Double glazed window to side.

Bedroom 1




Double glazed bay window to front, radiator and fitted sliding door wardrobes.

Bedroom 2




Double glazed window to rear and radiator.

Bedroom 3



Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom




Low level WC, washbasin and panel bath with mains shower over, part tiled walls, chrome ladder style radiator and double glazed window.

Outside





There isa block paved drive providing off street parking, attached garage with roller shutter access door and housing the wall mounted boiler and internal door to kitchen, whilst to the rear there is a beautiful garden with lawn and attractive paved patio area along with planted borders.

Council Tax Band

The Council Tax Band is Band B.

Tenure LH

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 1954 and the Ground Rent is £6.00 per annum.

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.

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. 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.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
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

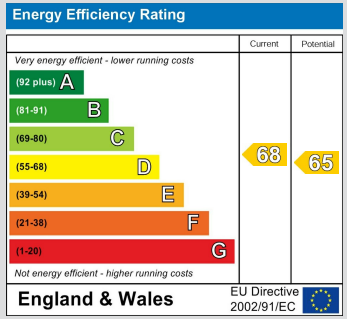
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

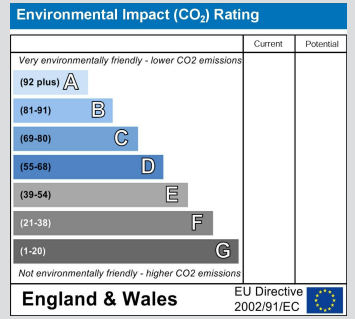
Opening Times

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

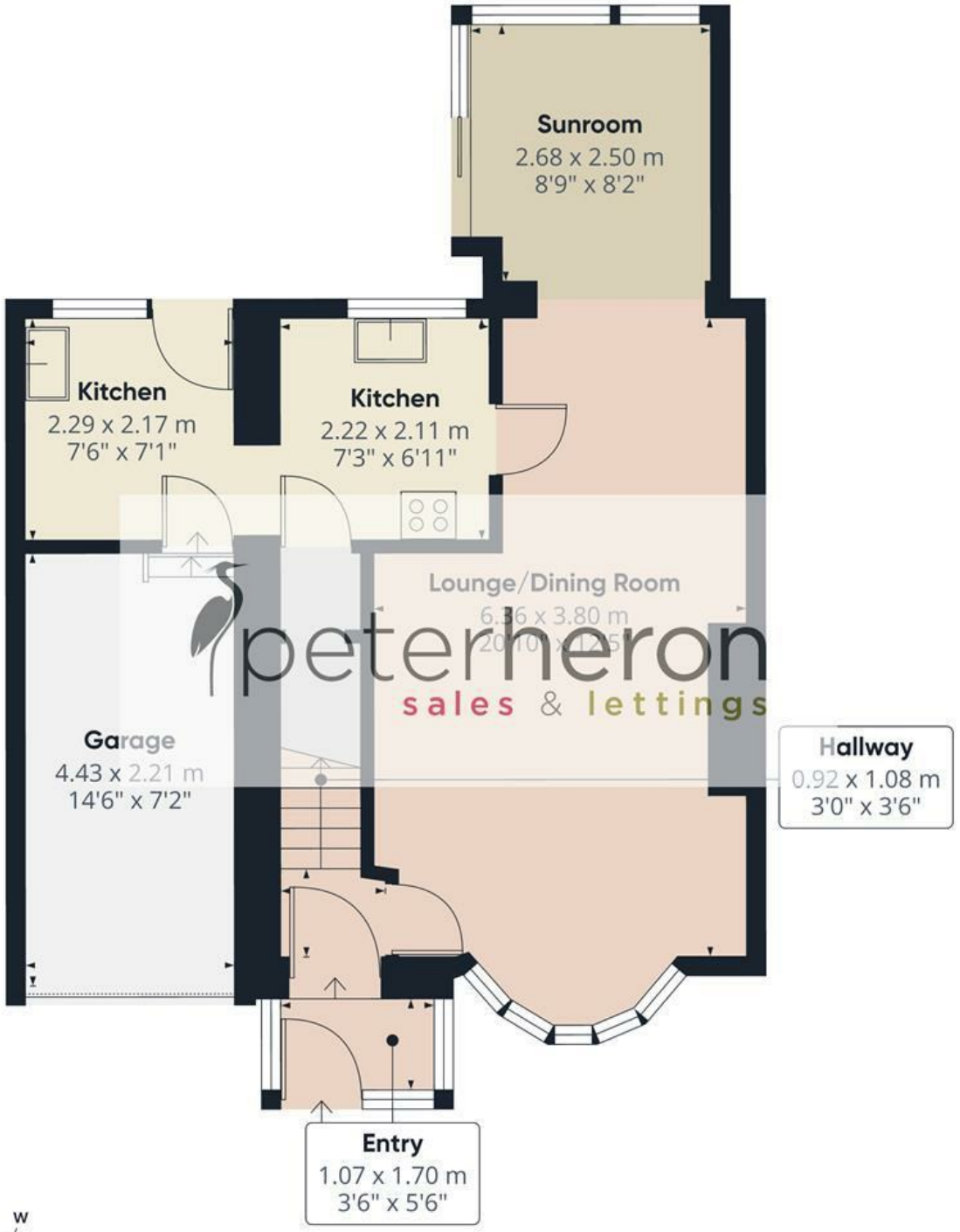
Ombudsman

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

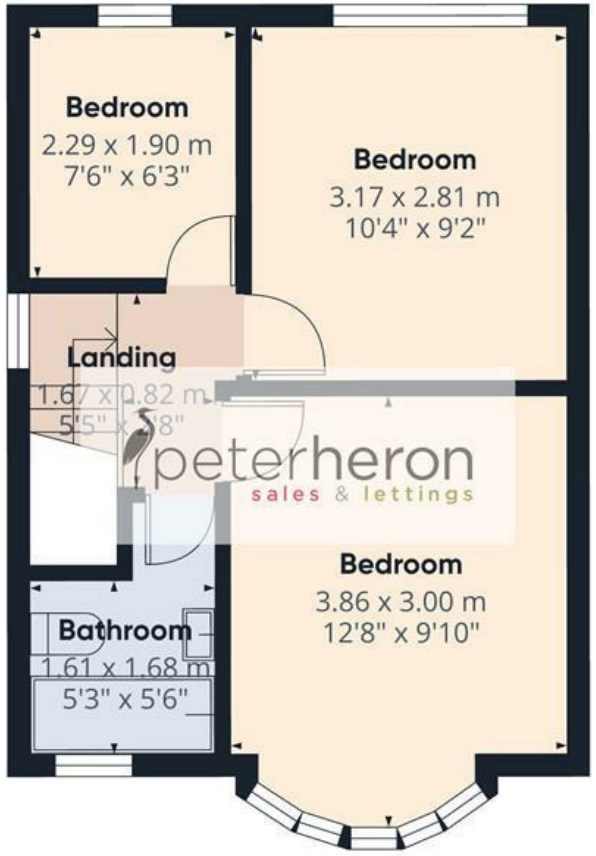








Ground Floor



First Floor

peterheron
sales & lettings

Approximate total area(1)

81.7 m²

879 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.

GIRAFFE360