









An attractive and spacious mid terraced house set along this highly sought after street nestled within the well established suburb of Fulwell. Available with no upward chain, the property comprises to the ground floor a lounge opening through into dining room and kitchen, whilst to the first floor there are two well proportioned bedrooms, bathroom and separate WC. Externally there is an enclosed rear courtyard and forecourt to the front. Located just a short walk of the Sea Front and Roker Park, whilst Sea Road shopping centre is also close to hand. Immediate internal inspection highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Lobby

Inner door to hall.

Reception Hall



Stairs to first floor with storage under and a radiator. Doors to lounge, dining room and kitchen.

Lounge



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

Dining Room



Double glazed window to rear and double radiator.

Kitchen

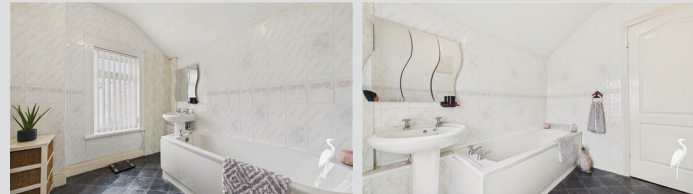


Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Space for an oven, fridge freezer and washing machine. Radiator, double glazed window and UPVC door to rear.

Half Landing

Door to bathroom.

Bathroom



Washbasin and bath, double radiator and double glazed window to rear.

Separate WC



Low level WC, radiator and double glazed window to rear.

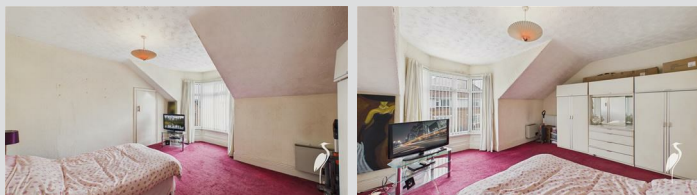
First Floor Landing



Built in storage cupboard.

MAIN ROOMS AND DIMENSIONS

Bedroom 1



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

Bedroom 2



Double glazed window to rear, radiator and storage cupboard.

Outside

Low maintenance courtyard to rear with a wooden gate to access rear lane.

Council Tax Band

The Council Tax Band is Band B.

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. 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

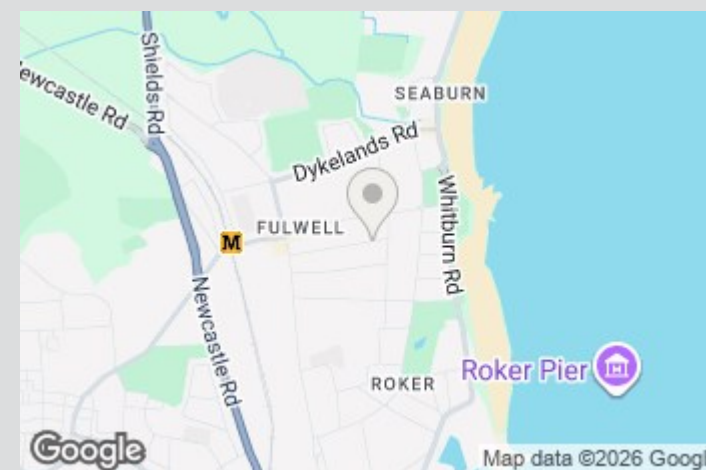
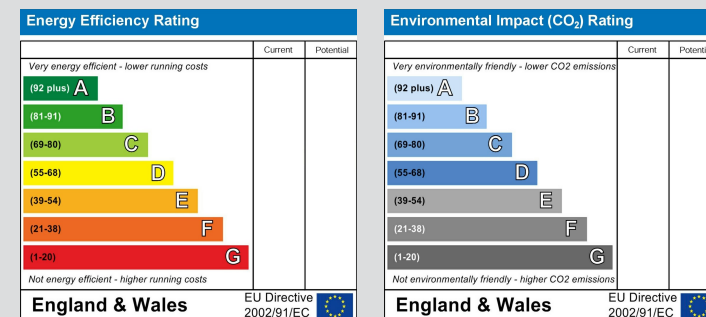
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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