Newbury Street, Fulwell, Sunderland

£159,950

A superb three bedroom mid terrace cottage, situated in a most convenient position and provides spacious accommodation. Internally comprising of an entrance vestibule, hall, lounge, a generous breakfast room connecting through to a modern fitted kitchen, two bedrooms and a contemporary bathroom/wc. From the hall a fixed staircase leads up to an bedroom. Externally there is a small forecourt to the front and a courtyard to the rear. Ideally located for local amenities, Sea Road shopping facilities, schools and the Sea Front, as well as transport links, including Seaburn Metro Station. Viewing is essential to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Lobby
Inner door to hall.

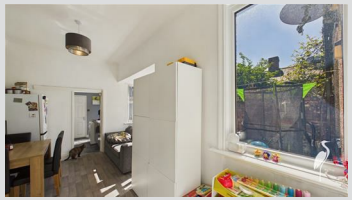
Reception Hall

Double radiator and stairs to first floor with storage under.

Lounge 10'9" x 14'6"

Double glazed window to front, feature fireplace and radiator. Door to breakfast room.

Breakfast Room 7'11" x 16'6"



Double glazed box bay window and double glazed window to rear. Double radiator. Built in storage and space provided for fridge freezer. Door to kitchen.

Kitchen 7'9" x 8'6"

Wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space for oven and washing machine. Double glazed window and UPVC door to rear. Door to bathroom.

Bedroom 1 15'2" x 14'9"

Double glazed bay window to front and radiator.

Bedroom 2 7'6" x 10'3"

Double glazed window to rear and radiator.

Bathroom

Low level WC and washbasin set into vanity unit, bath with dual head waterfall shower over, heated towel rail and double glazed window to rear.

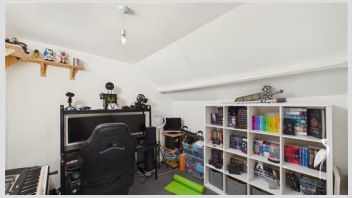
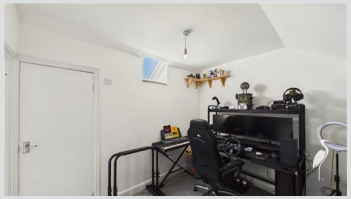
First Floor Landing

Bedroom 3 8'8" x 12'0"

Velux window.

MAIN ROOMS AND DIMENSIONS

Store 9'8" x 9'3"

Velux window, radiator and built in storage.

Outside

Courtyard with double gates to rear.

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.

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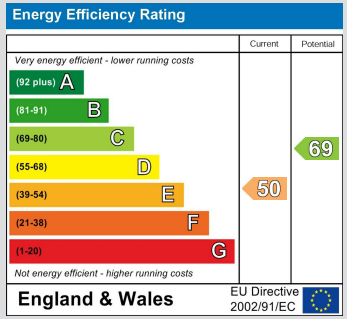
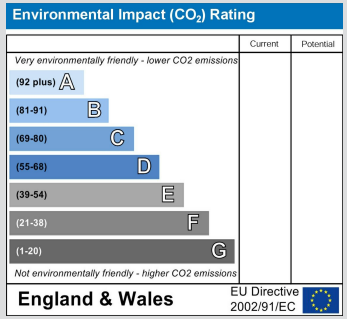
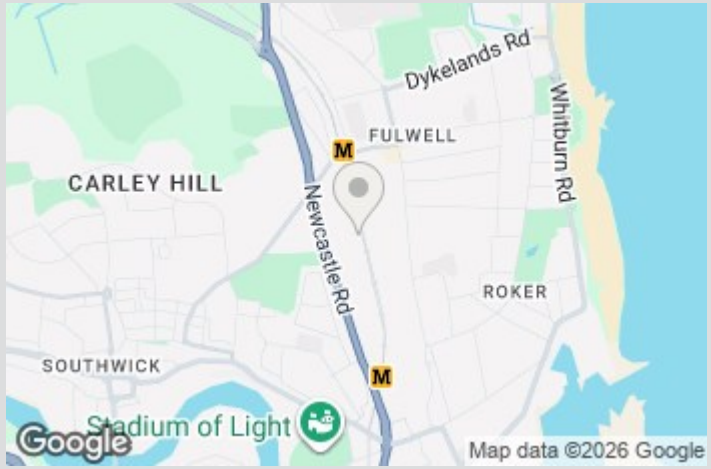
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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

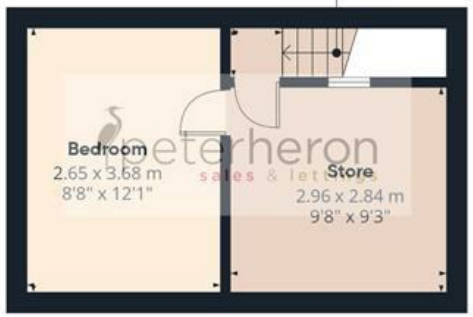
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







Ground Floor



First Floor

E
N
S
W

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Approximate total area(1)

92.2 m²

992 ft²

Reduced headroom

0.5 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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