Annie Street, Fulwell, Sunderland

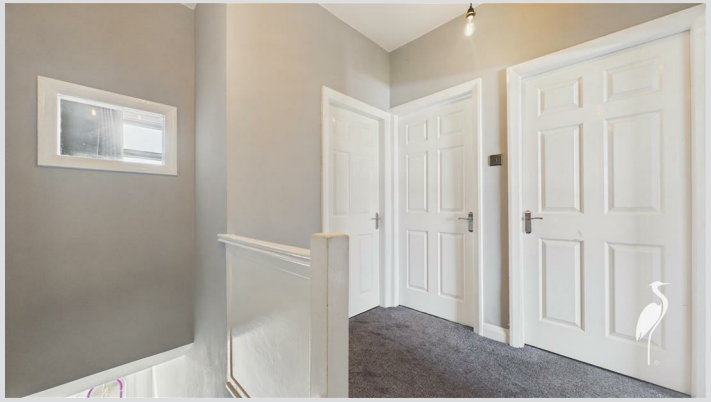
£129,950

This impressive three bedroom first floor flat, provides immaculate and deceptively spacious accommodation within this ever popular and convenient location. Internally the attractive interior comprises of a lounge, a superb modern fitted kitchen, three bedrooms and an excellent bathroom/wc, incorporating a shower cubicle. Externally there is a courtyard to the rear with roller shutter access door. This location is ideal for access to local shops, as well as the sea front, Roker Park and excellent transport connections. With no upper chain involved, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Entrance Lobby
Stairs to first floor.

First Floor Accommodation



Double radiator.

Lounge 12'5" x 13'2"

Double glazed window to rear, storage cupboard, radiator and feature fireplace. Door to kitchen.

Kitchen 6'7" x 8'1"

Modern wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer into with mixer tap. Integrated oven with electric hob and hood. Space for a washing machine and fridge freezer. Column radiator and double glazed window to rear. Door to bathroom.

Bathroom

Low level WC, washbasin set into vanity unit, bath and dual head waterfall shower. Vertical radiator, LED touch mirror and UPVC door leading to steps down to courtyard.

Bedroom 1 12'9" x 12'11"

Double glazed bay window to front and a radiator.

Bedroom 2 8'7" x 10'1"

Double glazed window to rear and a double radiator.

Bedroom 3 8'6" x 9'8"

Double glazed window to front and a double radiator.

Outside

Low maintenance yard with a roller shutter access door.

Council Tax Band
The Council Tax Band is Band A.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 968 years remaining on the lease. The ground rent id 0.

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

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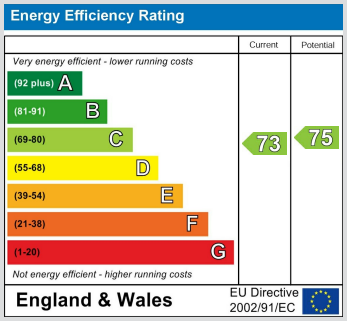
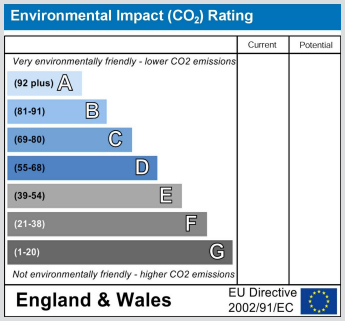
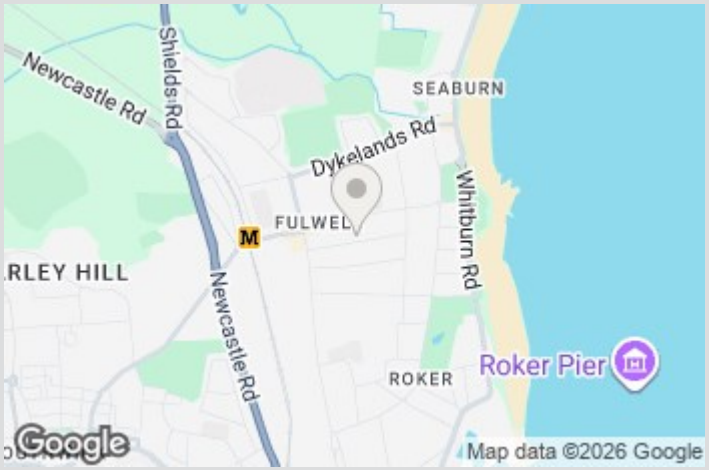
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

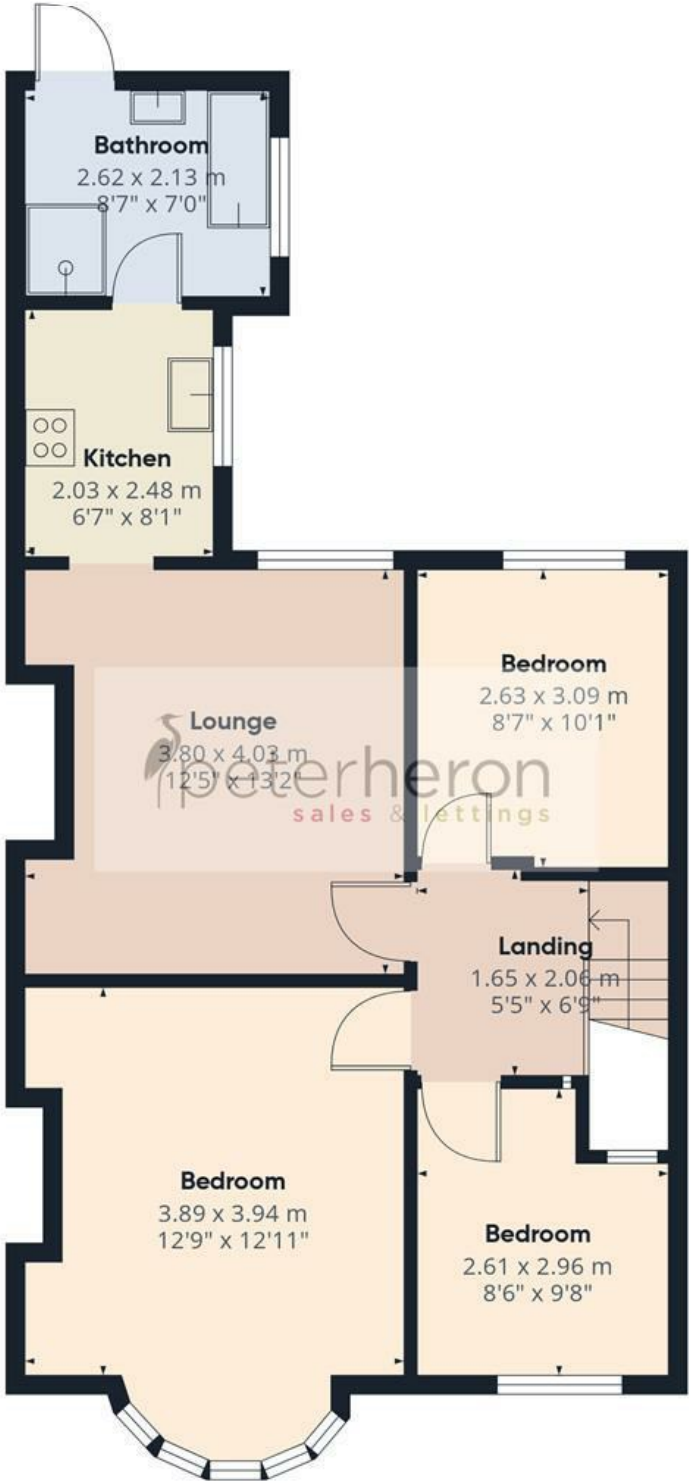
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









First Floor

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Approximate total area(1)

60.3 m²

649 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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