









A stunning Freehold title three bedroom end terraced home which sits upon a larger than average corner plot and within impressive gardens to the front, side and rear together with the added bonus off street parking.

Finished to a high standard throughout with tasteful internal decor, the property offers a well proportioned living space perfect for first time buyers and families which comprises entrance vestibule, lounge, dining kitchen, rear porch, three first floor bedrooms and bathroom.

Benefiting from gas central heating and UPVC double glazing, this fine home enjoys a highly sought after position on this ever fashionable development located just off Fulwell Road within easy walking distance of a superb range of amenities, metro stations, good schools and the sea front with its award winning Blue Flag beaches. Something quite special, immediate internal inspection comes highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Vestibule

Timber/glass doors to lounge.

Lounge 15'11" x 14'5"



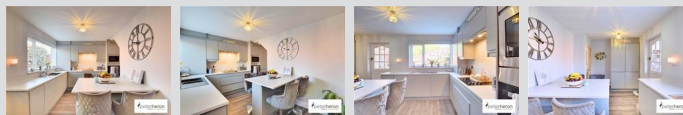
Double glazed floor to ceiling window to front, electric fireplace and double radiator. Door to rear hall.

Rear Hall



Radiator and stairs to first floor. Door to kitchen.

Dining Kitchen 15'10" x 12'0" maximum



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer. Integrated appliances include oven, electric hob, microwave, washing machine and fridge freezer. Feature island with seating for up to four chairs. Double radiator, built in storage cupboard and double glazed window to rear. Door to rear porch.

Rear Porch

Space for dryer, double glazed window and UPVC door to rear.

First floor

Landing with double glazed window to side, storage cupboard, access hatch to loft and doors to

Bedroom one 4.38 x 2.78

Double glazed window side elevation

Radiator

Built in storage cupboard

First Floor Landing



Double glazed window to side, storage cupboard and access hatch to loft.

Bedroom 1 14'4" x 9'1"



Double glazed window to side, radiator and built in storage cupboard.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 8'8" x 8'1"



Double glazed window rear to rear, radiator and built in wardrobes.

Bedroom 3 9'2" x 6'5"



Double glazed window to front, radiator and built in wardrobes.

Bathroom



Modern suite featuring a low level WC, washbasin vanity

unit and bath with waterfall shower over, chrome heated towel rail and double glazed window.

Outside



Attractive rear garden featuring lawn and block paved areas and a gate providing access to the rear. Low maintenance front garden.

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.

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

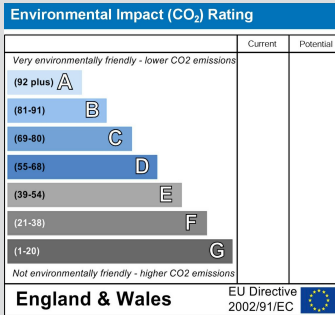
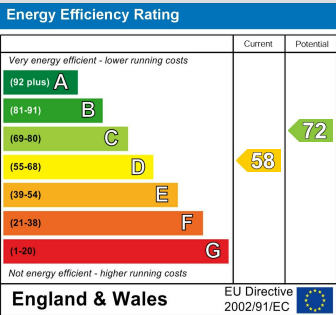
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

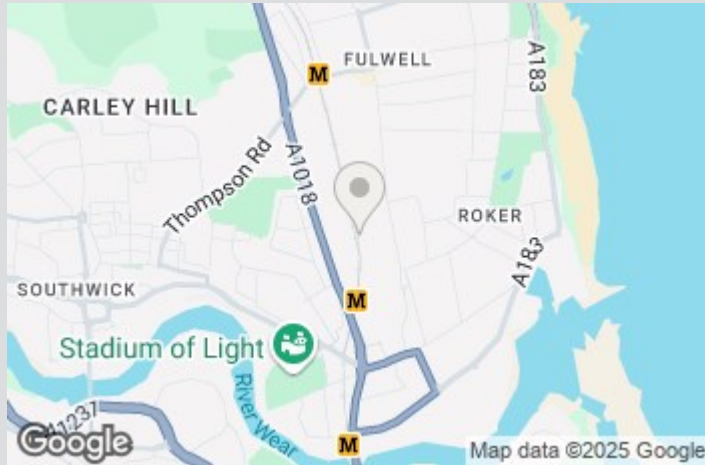
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 0191 510 3323

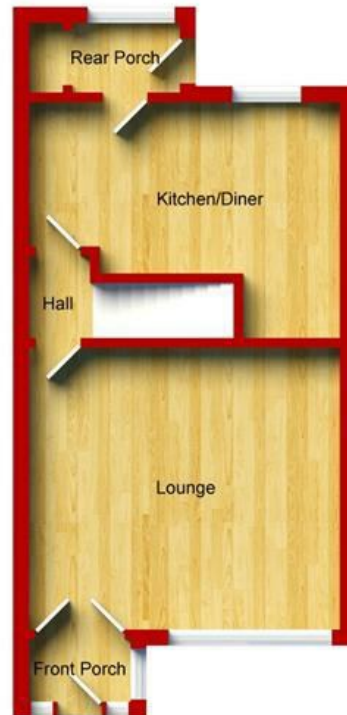
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk or call **0191 510 3323**

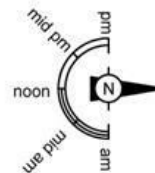
Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(44.80 sq.m)



First Floor
Approximate Floor Area
(40.10 sq.m)



1 Fairlands West