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Wingrove Avenue, Fulwell, Sunderland

£240,000







This popular style three bedroom two reception room double fronted terraced home sitting within a quaint tree lined avenue and with the added bonus of additional gardens and garage to the side offers well proportioned living accommodation perfect for families and first time buyers. Accommodation comprises reception hall, lounge, dining room, kitchen, ground floor WC, three first floor bedrooms and a bathroom the property externally has gardens to the front and rear in addition to the garage. Benefiting from gas central heating and UPVC double glazing, the property is available with no upward chain and is perfectly placed for all the superb amenities the fashionable suburb of Fulwell has to offer and is also perfectly placed for Sunderland's magnificent coastline. Immediate viewing is essential to appreciate the many features this lovely home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite door into hallway.

Entrance Hall



Stairs to first floor, storage cupboard and doors to the lounge, kitchen and dining room.

Lounge 14'6" x 12'4"



Double glazed bay window to the front elevation, feature fireplace and double radiator.

Dining Room 17'1" x 9'2"



Double glazed bay window to the front elevation, feature fireplace and double radiator.

Kitchen 15'0" x 8'11"



Fitted with a range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Integrated oven and hob with extractor fan over, under cupboard lighting, space provided for a fridge freezer and washing machine. UPVC door and double glazed window to the rear elevation and radiator. Door to separate WC.

Ground Floor WC

Low level WC and hand wash basin, double glazed frosted window to rear.

First Floor Landing

Bedroom 1 14'6" x 12'6" maximum



Double glazed window to the front elevation and double radiator.

Bedroom 2 14'7" x 12'5"



Double glazed window to the front elevation and double radiator.

Bedroom 3 14'11" x 8'11"



Three double glazed Velux windows, double radiator and double glazed frosted window to the side elevation.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit and panel bath with shower over, double glazed frosted window, radiator and part tiled walls.

Outside



Gardens to the front and rear with a shed, outhouse and decked area to the rear elevation and a spacious block paved area to the front.

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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose.

The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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

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Sea Road Viewings

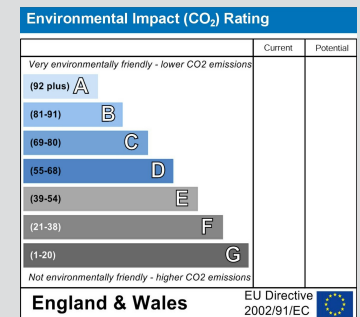
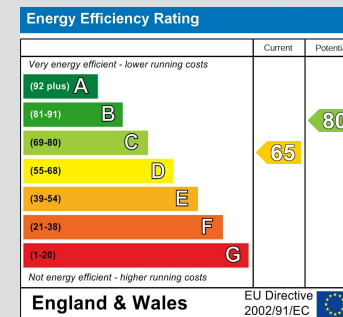
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

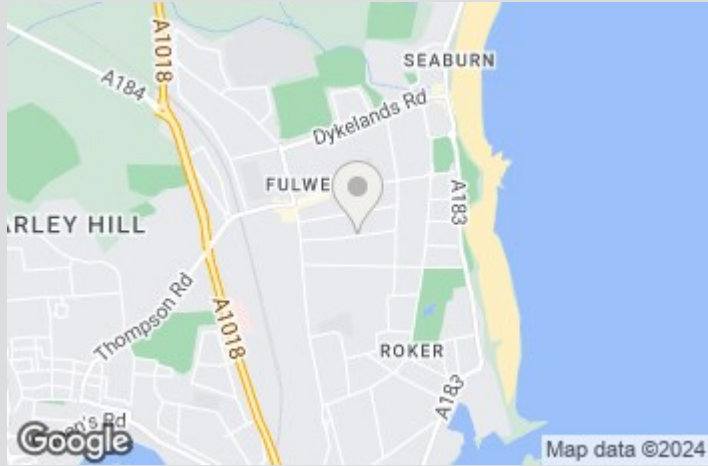
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Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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