









A charming double fronted, bay window, terraced home, on this quiet tree lined cul-de-sac conveniently positioned closed to superb amenities and the ever-fashionable coastal suburb Fulwell has to offer.

Boasting well-proportioned internal rooms, the property features a reception hall, lounge, dining room with open plan kitchen, three first floor bedrooms and a bathroom, and externally boasts west facing rear gardens and has the added bonus of secure off-street parking accessed via remote control electric gates. With additional gardens to the front, the property has attractive internal décor throughout and still possesses original lead stained-glass windows which give the property wonderful kerb appeal. Walking distance from the sea front and superb shopping facilities together with good schools close to hand, this lovely home is ideal for both families and first time buyers and deserves immediate internal inspection as considerable interest is anticipated!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via original stained glass timber door with stained glass side light leading to

## Reception Hall



With spindle balustrade staircase, a single radiator and an under stairs cloaks cupboard.

## Lounge (front) 12'7" x 16'9" into bay



With original led glass with single glazed windows featuring original led glass top lights, wall mounted plasma design living flame gas fire and two single radiators.

## Dining Room (Front) 12'9" x 16'7" into alcove and bay



With original single glazed windows and led glass top lights, living flame gas fire, wood effect laminate flooring, coved cornicing to ceiling, a single radiator and open plan to the kitchen.

## Kitchen (Rear) 10'0" x 16'1"



Good selection of base and eye level units with wood coloured working surfaces incorporating a single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, electric ceramic hob with overhead extractor hood and built under electric oven. Space for under bench fridge and freezer, tiled splash backs, timber framed double glazed windows to the rear elevation. Georgian design stable door providing access out into west facing rear gardens, wood effect laminate flooring, floor mounted uplighters and a double radiator.

## Bathroom (Rear & Side)



Low level WC, wash basin set into vanity unit with cupboards under, double ended panel bath, corner shower cubicle- white suite with tiled splash backs, tiled floor, a single radiator and single glazed windows to the side and rear aspects, coved cornicing to ceiling, halogen downlights.

## First Floor Landing

With single glazed window to the rear elevation.

## Bedroom 1 (Front) 12'9" x 14'1"



single glazed window to the front elevation with original stained led glass top lights, single radiator, stripped and polished floorboards, a picture rail and a single radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 (Rear) 14'0" x 12'10"



Single glazed window with original stained led glass top lights, built in wardrobes with overhead cupboards, stripped and polished floor boards, coved cornicing to ceiling and a single radiator.

## Bedroom 3 / Nursery (Front) 5'9" x 5'10"



Single radiator, single glazed window with original stained glass with top lights.

## Outside



Mature gardens to the front with an attractive privet hedge, choice of shrubs, hebes and a certain degree of privacy if sitting in the front having a morning coffee, west facing courtyard to the rear with a lovely seating area and off street parking accessed via remote control electric roller shutter door.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band B.

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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](http://peterheron.co.uk)

## Opening Times

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

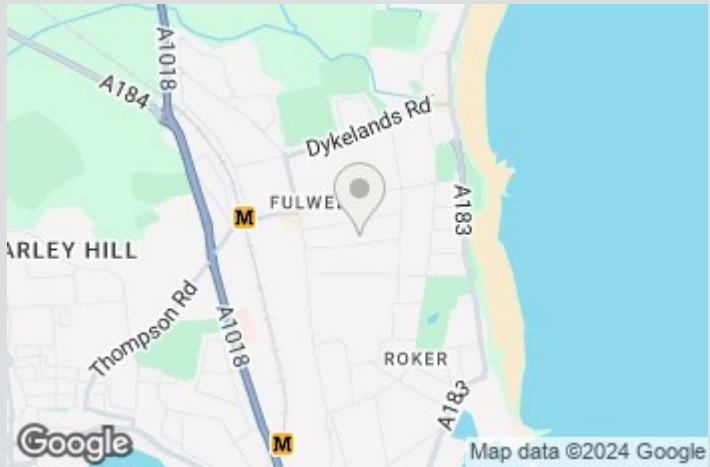
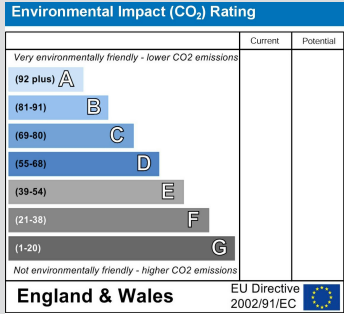
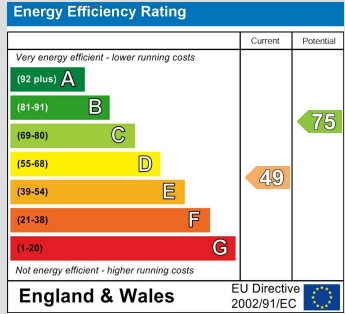
## Ombudsman

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