



Coniston Avenue, Fulwell, Sunderland

£265,000



pattern
sales & fitting





A beautifully presented, 1930's bay windowed semi detached home offering well proportioned living accommodation and featuring a welcoming reception hall, lounge which in turns shares an open plan arrangement with the dining room together with a dining kitchen and conservatory all on ground floor level whilst at first floor there are three good sized bedrooms and an attractive bathroom. Benefiting gas central heating, double glazing and plantation shutters to some windows, the property boasts generous landscaped gardens to the rear with attractive lawns, patio seating area and a 1920's theme summerhouse together with gardens and a drive to the front with a garage to the side.

Attractively decorated throughout, the property has a wonderful contemporary feel and is ideal for those house hunters who require a spacious living space. Sitting along this fashionable avenue located in the heart of this well established coastal suburb just a short stroll from local shops, superb schools, Seaburn Metro Station and the coast; this is a style of home which is always held in high regard and must be viewed internally to appreciate.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Reception Hall



Wood effect laminate flooring, spindle balustrade staircase to first floor, understairs storage cupboard.

Lounge 13'8" x 11'5"



UPVC double glazed bay window to front with plantation shutters, laminate flooring, radiator and feature fireplace. Open plan to dining room.

Dining Room 13'9" x 10'9"



Shelved alcoves, laminate flooring, UPVC double glazed windows and door to conservatory.

Kitchen 11'3" x 16'6"



Base and eye level units with work surfaces over incorporating sink and drainer, tiled splashbacks, integrated oven and hob with extractor, plumbing for automatic washing, UPVC double glazed window to rear and door to conservatory.

Conservatory 9'3" x 11'7"



UPVC double glazed windows and French doors leading to patio and garden, wood effect flooring, downlights and radiator.

First Floor Landing



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MAIN ROOMS AND DIMENSIONS

Bedroom 1 (front) 14'7" x 10'11"



UPVC double glazed bay window to front with plantation shutters taking in views of Fulwell Mill and radiator.

Bedroom 2 (rear) 13'2" x 9'6"



UPVC double glazed window to rear, radiator and built in wardrobes.

Bedroom 3 (rear) 8'7" x 6'9"



UPVC double glazed window and radiator.

Bathroom



Contemporary suite comprising of a low level WC, washbasin vanity unit, panel bath and walk in shower

cubicle with overhead Rainforest shower, tiled walls and floor, heated towel rail, UPVC double glazed window with plantation shutters.

Outside



Garden to front with driveway leading to GARAGE whilst to the rear there is delightful mature garden with lawn area with mature trees and shrubs, raised patio seating area and summerhouse.

Summerhouse



With a wonderful 1920', benefiting from power and lighting. Double door to gardens.

Garage 17'7" x 10'2"

Up and over access door with power and lighting.

Council Tax Band

The Council Tax Band is Band C.

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

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MAIN ROOMS AND DIMENSIONS

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:-

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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.

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Sea Road Viewings

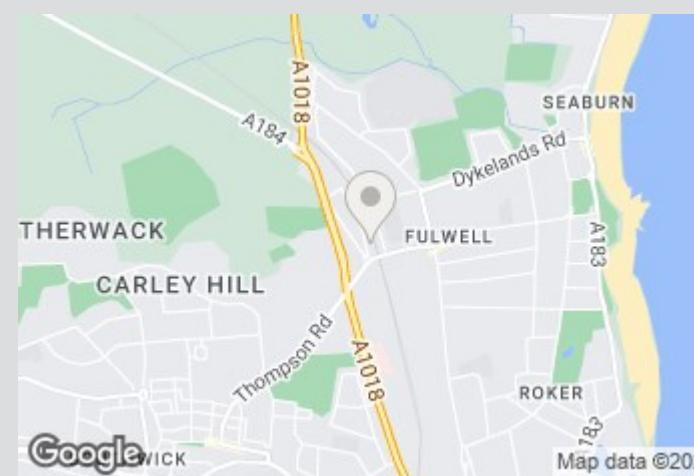
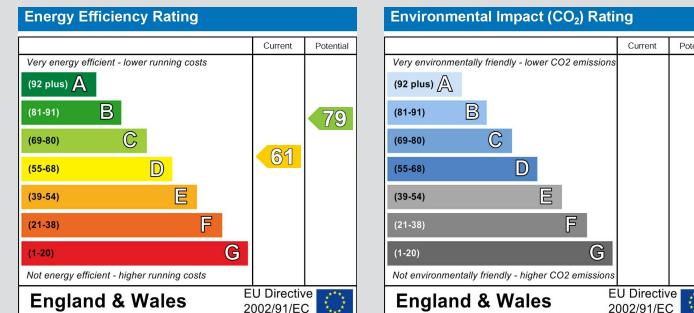
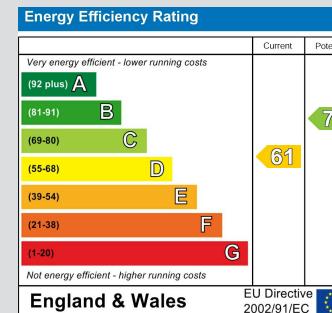
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

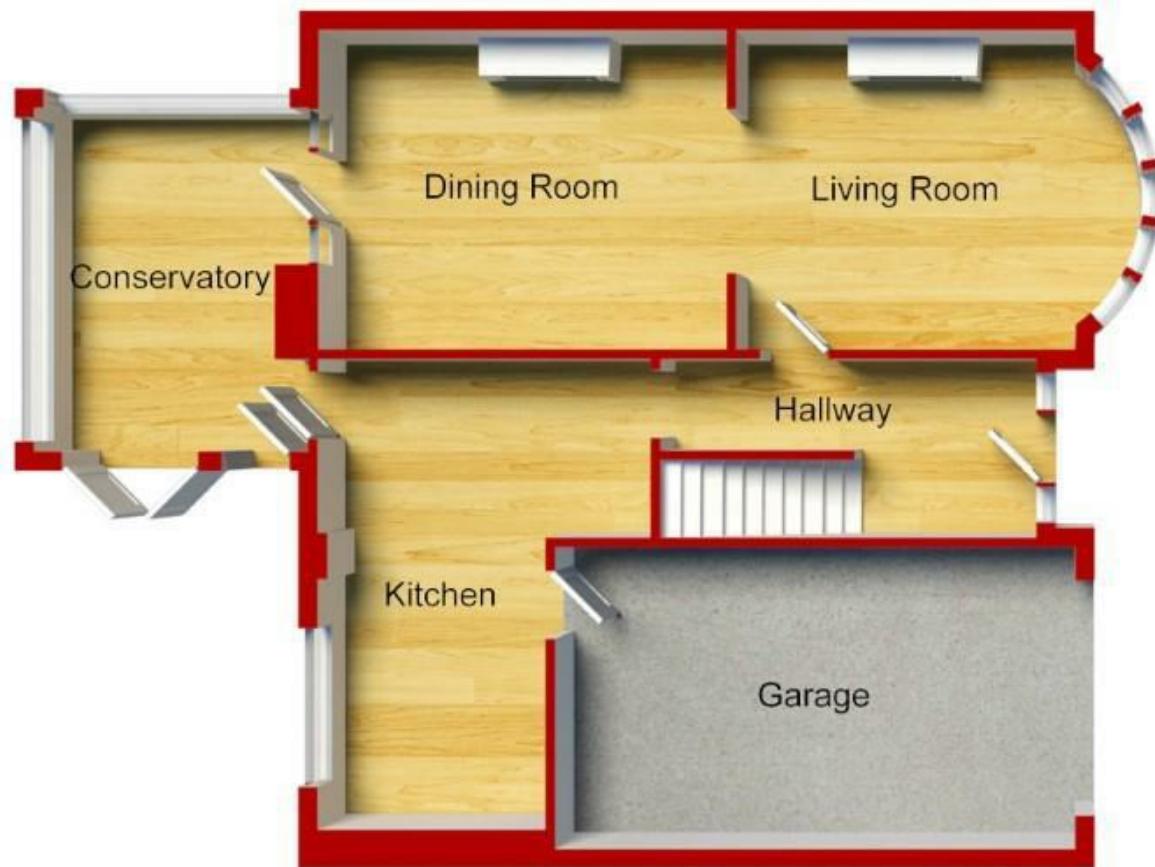
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Ground Floor



First Floor

12 Coniston Avenue