









A beautifully presented and indeed most spacious mid terraced Victorian cottage set along this highly sought after street nestled within the well established suburb of Fulwell.

Available with no upward chain, the property boasts attractive internal decor throughout and a south facing courtyard to the rear, whilst the internal accommodation includes reception hall, living room, kitchen, bedroom, bathroom and a large loft space perfect for storage.

Benefiting gas central heating and UPVC double glazing, the property is located towards the Mere Knolls Road end of the street and is within short walking distance of the Sea Front and Roker Park, whilst Sea Road shopping centre is close to hand. Immediate internal inspection highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Feature door into entrance lobby.

Entrance Lobby

Hall

Single radiator.

Bedroom 1 (front) 10'7" x 13'8"



UPVC double glazed window, double radiator and coved cornicing.

Living Room 12'11" x 18'4"



UPVC double glazed window, solid oak flooring, wood burning stove, turned spindle balustrade staircase, cupboard discreetly concealing wall mounted boiler serving hot water and radiators, and double radiator.

Kitchen 6'10" x 8'10"



Wall and base units with working surfaces over incorporating single drainer sink unit with mixer tap, integrated dishwasher, gas hob, cooker and extractor, solid oak flooring and fitted shelving.

Lobby

Plumbing for washer and space for tumble dryer.

Bathroom



WC, washbasin and panel bath with shower over - white suite, wall and floor tiles, UPVC double glazed window and heated towel rail.

First Floor Landing

Loft Space 14'6" x 17'3"



Perfect for storage, three skylight windows.

Outside

South facing courtyard to the rear.

Council Tax Band

The Council Tax Band is Band A.

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

MAIN ROOMS AND DIMENSIONS

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:-

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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.

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.

Sea Road Viewings

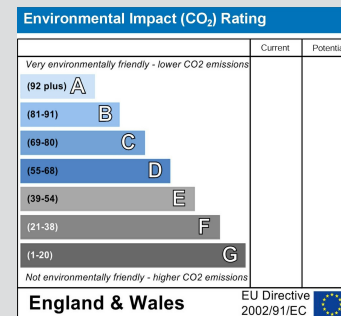
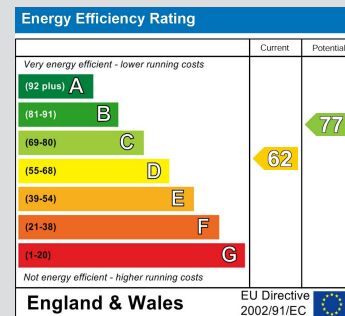
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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Ground Floor
Approximate Floor Area
(51.12 sq.m)

First Floor
Approximate Floor Area
(19.76 sq.m)

149 Atkinson Road