

Grange View, Fulwell, Sunderland

£349,950




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This stunning three bedroom semi-detached house, has been extended, remodelled and upgraded to provide an exceptional standard of accommodation. Internally the immaculate interior briefly includes to the ground floor of an entrance porch, hall with staircase to the first floor and an attractive lounge to the front with a bay window. To the rear there is a fabulous open plan dining kitchen and living area, featuring bi-fold doors to the garden and a vaulted ceiling with sky light windows. The kitchen is fitted with an excellent range of stylish units, luxury worksurfaces, breakfast bar and a selection of integrated appliances. To the first floor there are three bedrooms and a superb, modern family bathroom/wc with a walk in shower. Externally there is a generous drive to the front providing off street parking and access to the attached single garage whilst to the rear is a delightful garden, laid mainly to lawn with a patio area. Set within this highly desirable location, the property is within walking distance of Seaburn Metro station, local shops, bars, restaurants and cafés and particularly convenient for the Coast and it's beautiful beaches. An immediate internal inspection is unreservedly recommended to appreciate this remarkable home!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

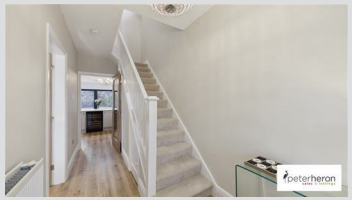
Entrance Porch
Double glazed windows and inner door to hall.

Hallway




Staircase to the first floor, radiator and built in cupboard.

Lounge




Double glazed bay window to front, fitted built in shelving and cabinets into alcoves and radiator.

Open Plan Dining Kitchen and Living Area



This stunning open plan area incorporates dining area and living area, and features bi-folding doors to the rear into the garden and vaulted ceiling with three skylight windows. Door to garage.

Kitchen



Fitted with a fabulous range of stylish wall and base units with work surfaces over and breakfast bar, integrated appliances include Neff oven and microwave oven, Neff induction hob, fridge, freezer, dishwasher and washing machine. Wine cooler included. Radiator.

First Floor Landing
Double glazed window to side.

Bedroom 1



Double glazed bay window to front and radiator.

Bedroom 2




Double glazed window to rear and radiator.

Bedroom 3



Double glazed window to rear and radiator.

Bathroom




Contemporary suite comprising of low level WC, washbasin set into vanity unit, bath and walk in shower with mains shower, attractive tiled walls and floor, and chrome ladder style radiator.

MAIN ROOMS AND DIMENSIONS

Outside




Block paved driveway to the front providing off street parking, access to attached garage with roller shutter access door, and to the rear a delightful garden with lawn and patio area.

Council Tax Band
The Council Tax Band is Band C.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1936 and the Ground Rent is £0.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

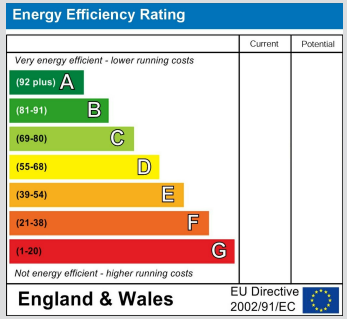
Any prospective purchaser should clarify this with their Solicitor.

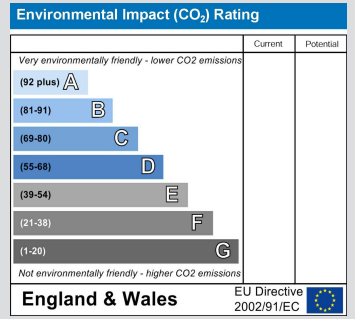
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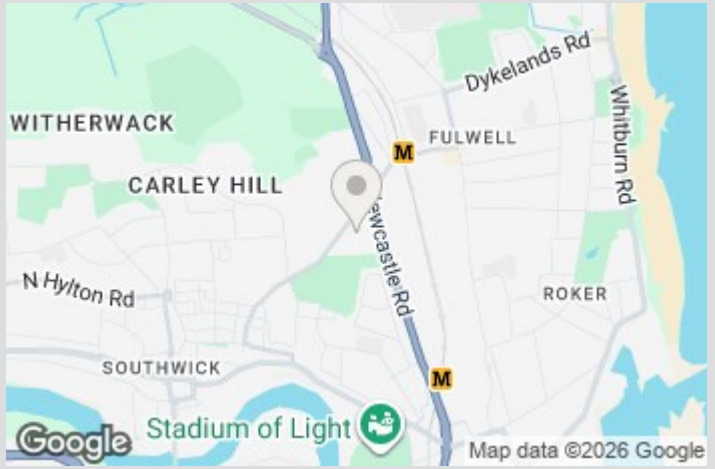
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

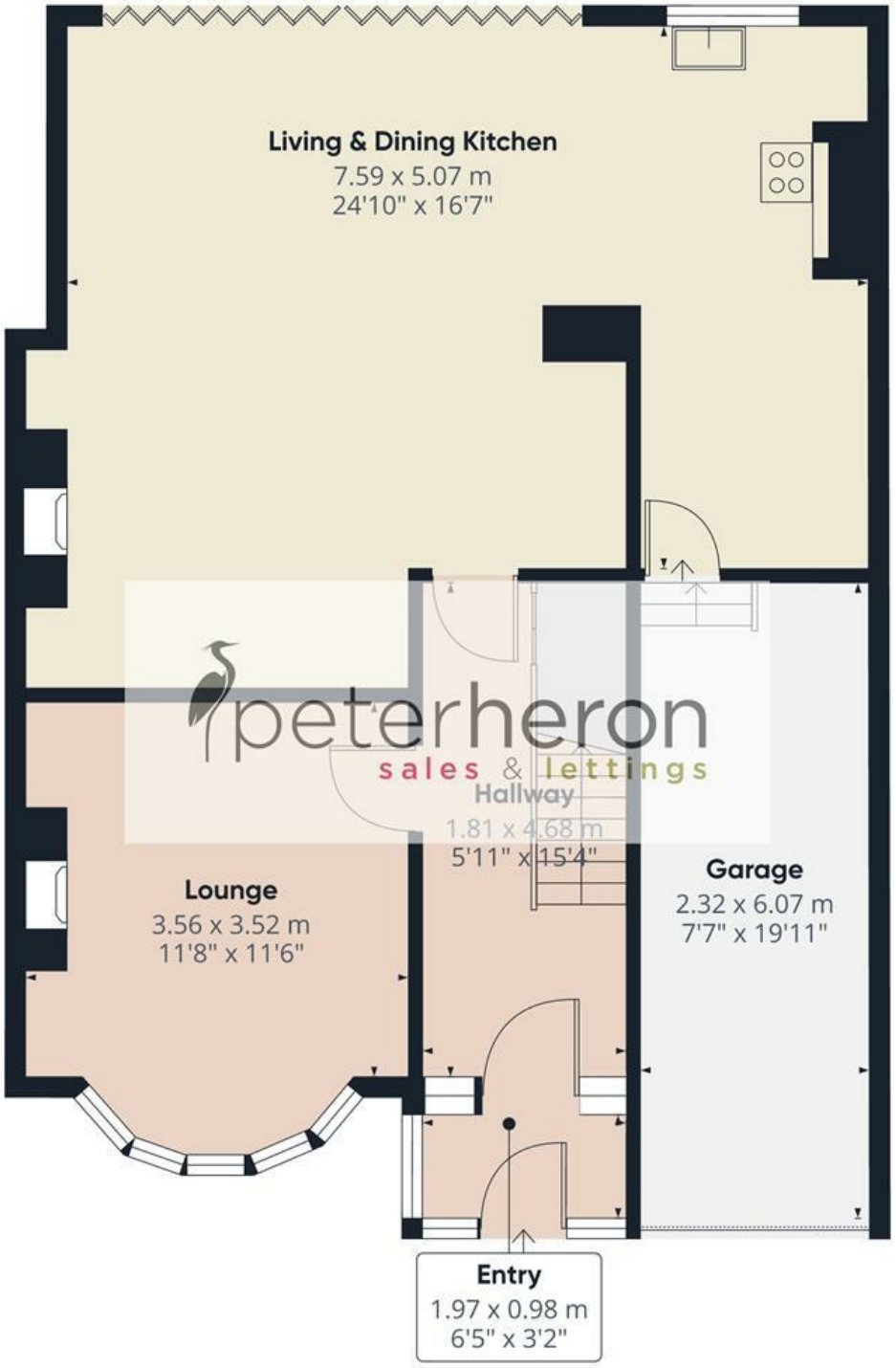
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









Ground Floor



First Floor

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Approximate total area(1)

117.2 m²

1262 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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