

Nestled in the charming suburb of Fulwell, Sunderland, this delightful semi-detached house sits on a much sought after corner plot in Side Cliff Road, and offers a wonderful opportunity for both families and professionals alike. Available with no upward chain, this property boasts a classic bay window design, enhancing its appeal and character, with huge potential for expansion, subject to the appropriate approvals.

Step inside to an interior defined by an abundance of natural light. The welcoming reception hall leads to an extremely spacious lounge which enjoys dual aspects, with French windows to the rear opening onto a patio area and with a view of the garden. To the front, an attractive dining room overlooks the front garden and has potential for use as a home office or games room. To the rear is a second spacious sitting room with French doors leading into the well-stocked garden, which is full of established plants, fruit trees and shrubs. The kitchen overlooks the delightful rear garden. To the first floor there are three bedrooms and a modern shower room. The rear garden also offers hard standing with the potential for parking.

Location is key, and this home is ideally situated just a short stroll from the stunning sea front, where you can enjoy the fresh coastal air, lovely cafes and picturesque views. The area is well-served by local amenities, including the Sea Road shopping centre, highly rated schools, and the Stadium of Light. Additionally, Seaburn Metro station is within easy reach, making commuting a breeze. With its desirable location and spacious accommodation, this semi-detached home is a fantastic opportunity for those looking to embrace the coastal lifestyle in Fulwell. Don't miss your chance to make this wonderful property your own.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Stairs to the first floor and radiator.

Lounge 27'4" x 9'7"



Double glazed bay windows to the front and rear, and UPVC French doors to the rear.

Kitchen 19'8" x 8'2"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit. Space provided for an oven, American style fridge freezer, washing machine, tumble dryer and dishwasher. Radiator, storage cupboard, wall mounted boiler. Double glazed window and UPVC door to rear.

Sitting Room 13'7" x 13'6"



Double glazed windows and UPVC French doors to the rear, double radiator and built in storage.

Dining Room 14'2" x 11'11"



Double glazed bay window to the front and radiator.

First Floor Landing



Double glazed window.

Bedroom 1 14'2" x 11'11"



Double glazed bay window to the front, radiator and built in sliding door wardrobes.

Bedroom 2 11'0" x 9'8"



Double glazed window to the rear and radiator.

Bedroom 3 7'1" x 6'5"



Double glazed window to the front, radiator and built in wardrobes.

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, wash hand basin, walk in shower cubicle, radiator and 2x double glazed windows.

Outside



Block paved garden to the front with established shrubs. To the rear a delightful garden laid mainly to lawn, well stocked including cherry, apple, pear and plum tree. There is potential for off street parking, at the rear of the garden.

Tenure FH

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

Council TaxBand

The Council Tax is Band C.

Important Notice

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. 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.

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 £300.00 by Movewithus Ltd.

Viewings Srd

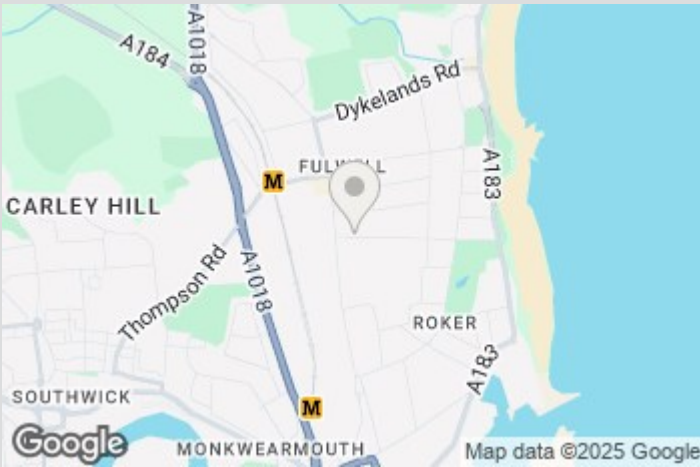
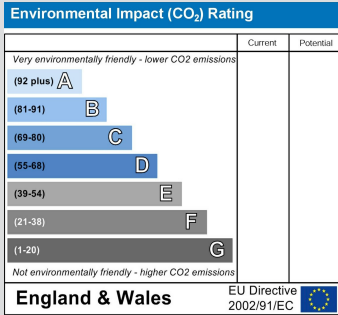
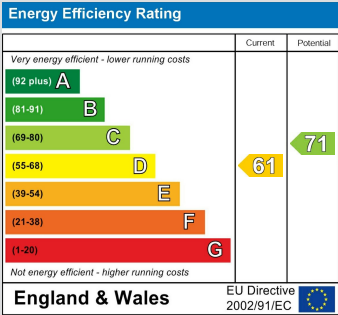
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

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

Ombudsman

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



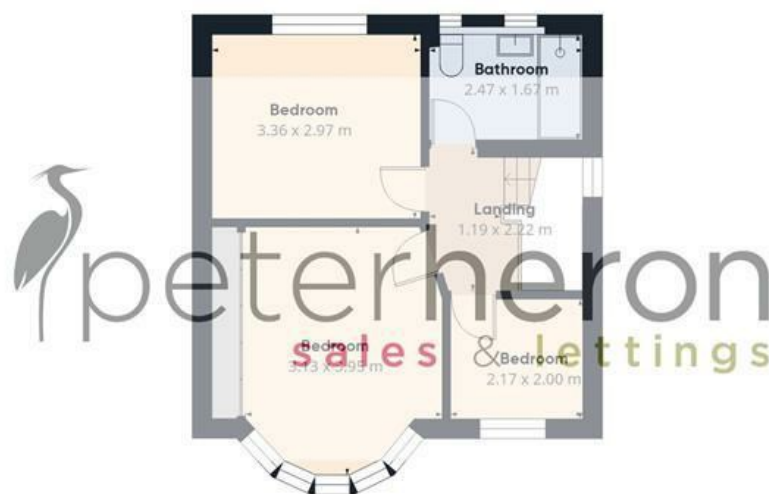
Visit www.peterheron.co.uk or call 0191 510 3323

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



Floor 0

Approximate total area⁽¹⁾
116.7 m²



Floor 1

(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.

GIRAFFE360