









Nestled in the charming coastal suburb of Fulwell, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable family home. With a classic organic colour scheme running throughout, this fine home has a fresh contemporary feel, offering a lovely "turn key" living space. Designed to cater to modern living while retaining its character, upon entering, you are welcomed by a reception hall that leads into a bright and airy front living room, perfect for relaxation or entertaining guests. The open-plan kitchen and dining area create a warm and inviting space for family meals, while a separate utility room adds practicality to daily life. The first floor houses three bedrooms, providing ample space for family or guests, alongside a well-appointed bathroom.

Externally, the property boasts a driveway along with a garage.

The front and rear gardens offer a lovely outdoor space for children to play or for enjoying the fresh air.

Situated within walking distance of a variety of amenities, including the Seaburn Metro station, the bustling Sea Road shopping centre, and the picturesque Sea Front, this home is ideally located for both convenience and leisure.

Sure to attract interest and warranting an immediate internal inspection. Don't miss the chance to make this charming house your new home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC entrance door into hallway.

Entrance Hall



Staircase to first floor landing and wood effect laminate flooring.

Living Room 11'4" x 11'7" into recess



Double glazed bay window to front and radiator.

Kitchen/Diner 17'2" x 10'5" maximum



Fitted with base and eye level units with work surfaces over incorporating sink and drainer unit. Integrated appliances include oven and hob, breakfast bar, double glazed windows to the rear, radiator, wood effect laminate flooring and storage cupboard.

Utility 7'0" x 6'3"



Space for washing machine, tumble dryer and fridge freezer. Radiator, boiler store and door to rear.

First Floor Landing



Double glazed window.

Bedroom 1 10'4" x 9'11" into fitted robes



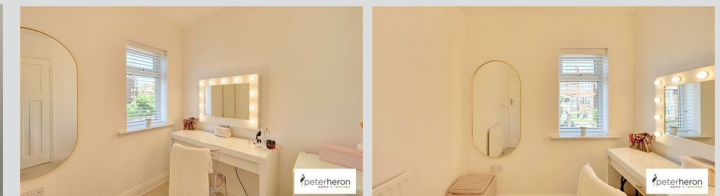
Double glazed bay window to the front, fitted wardrobes and radiator.

Bedroom 2 9'11" x 9'5"



Double glazed window to the rear, radiator and storage cupboard.

Bedroom 3 6'11" x 6'11"



Double glazed window to the front and radiator.

Bathroom



Fitted with low level WC, pedestal wash hand basin and panel bath with shower over, 2x double glazed windows and heated towel rail.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front there is an enclosed garden with a gated driveway leading to an attached garage providing off street parking. At the rear of the property there is a garden laid mainly to lawn with a decked seating area.

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 - Particulars

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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.

Sea Road Viewings

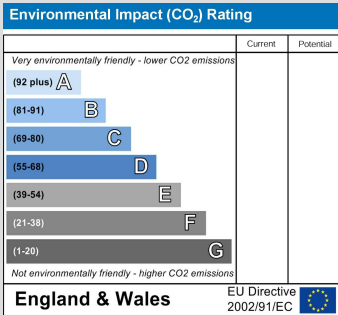
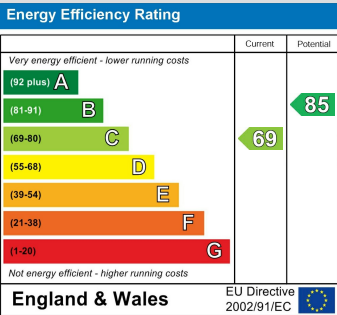
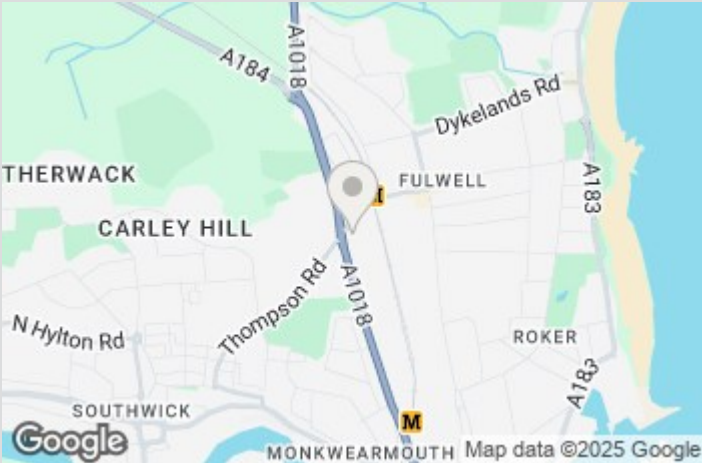
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times

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

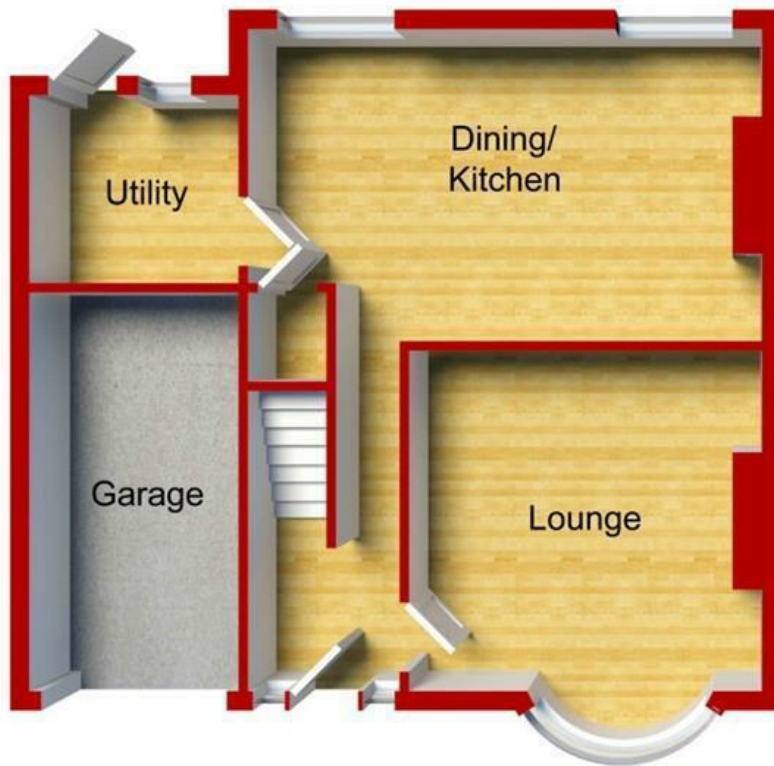
Ombudsman

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



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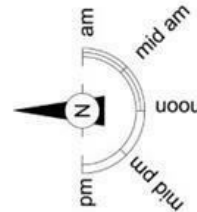
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Ground Floor
Approximate Floor Area
(36.27 sq.m)



First Floor
Approximate Floor Area
(36.51 sq.m)



16 Rydal Mount