

This beautiful Pre-war three bedroom bay window semi with wonderful open aspect to the rear taking in views of Cleadon Hills in the distance, offers an excellent opportunity to those families who wish to live in the highly desirable suburb of Fulwell close to all urban amenities and the sea front. Internally, the property comprises entrance porch, lounge, dining room, kitchen, three well proportioned bedrooms and a bathroom and benefits from gas central heating and UPVC double glazing. Gardens to the front are accompanied by a drive with garage to the side whilst to the rear larger than average gardens have been well maintained and offer a wonderful space for families who like to entertain and dine Alfresco. Walking distance from award winning Blue Flag beaches, Sea Road shopping centre, Seaburn Metro Station and good schools, this superb home is finished to a good standard and sure to be the subject of considerable interest. Immediate internal inspection is unreservedly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Double glazed windows and wood effect laminate flooring.

Lounge 18'5" x 11'4" plus bay



Double glazed bay window to front, double radiator and gas fire with feature surround. Double doors through to

Dining Room 10'6" plus bay x 10'11"



Double glazed bay window to rear and double radiator.

Kitchen 14'7" x 10'4"



Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, two double glazed windows to rear, integrated oven and hob with extractor hood, integrated fridge freezer, column radiator, access to garage. Wood effect laminate flooring UPVC door to rear garden.

First Floor Landing

Double glazed window and access to loft.

Bedroom 1 12'0" x 10'5"



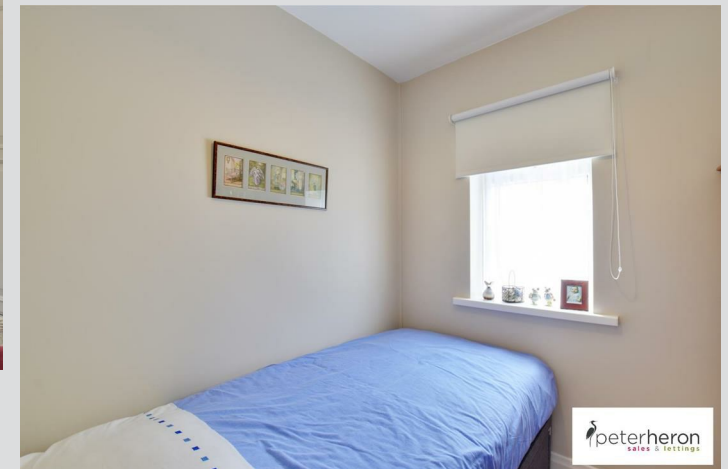
Double glazed bay window to front and single radiator.

Bedroom 2 9'9" plus bay x 9'10"



Double glazed bay window to rear overlooking fields beyond, single radiator and fitted sliding door wardrobes.

Bedroom 3 6'5" x 6'6"



Double glazed window and single radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin, corner bath and separate shower cubicle, part tiled walls and tiled floor and two double glazed windows.

Outside



Garden to front with driveway providing off street parking leading to attached GARAGE. Attractive gardens to the rear with storage shed and patio seating area.

Open Aspect to the Rear



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:-

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.

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 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

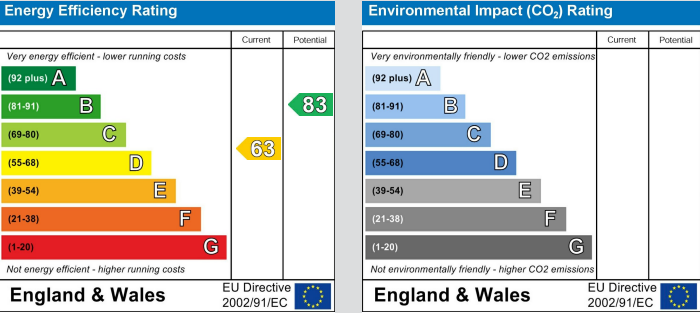
Ombudsman

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

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MAIN ROOMS AND DIMENSIONS

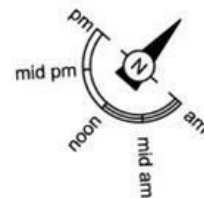


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Ground Floor
Approximate Floor Area
(42.89 sq.m)



First Floor
Approximate Floor Area
(36.03 sq.m)

19 Dykelands Road