









A rare instruction indeed, this larger style 3 bedroom bay window semi offers immaculate accommodation throughout done to a very high standard and ideal for those families searching for a home that is ready to move into. The property sits along this fashionable street within the well established suburb of Fulwell and is just a short stroll from Seaburn metro station making it ideal for commuting.

Arranged over 2 floors, the property internally comprises reception hall, lounge, dining room, kitchen, 3 bedrooms and a bathroom, whilst befitting from gas central heating and UPVC double glazing and has beautifully presented landscaped gardens to the rear, attractive gardens to the front with manicured lawns together with a drive and garage to the side. Walking distance from Sea Road shopping centre and the sea front, the property is also perfectly positioned for those commuting into the city centre and through to Newcastle upon Tyne and Durham City.

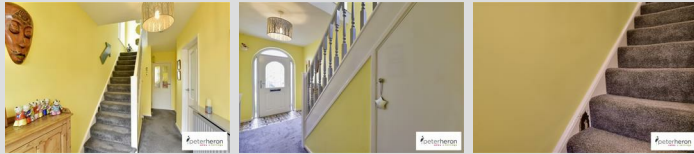
Immediate internal inspection is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Reception Hall



With a radiator, staircase to first floor, under stairs storage cupboard and door to the lounge.

Lounge 12'2" x 12'4"



Double glazed bay window to the front, radiator and covered corning.

Dining Room 13'6" x 11'5" into recess



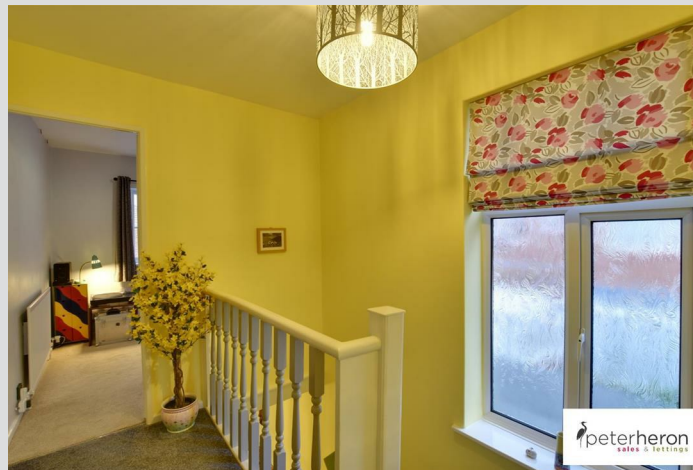
With an electric fireplace, radiator and French doors leading out to the rear garden.

Kitchen 14'11" x 8'1"



Fit with base level units with work surfaces over incorporating a sink unit. Integrated appliances include a washing machine, oven and hob with extractor hood over. There are two double glazed windows to the rear, overhead spotlights, vertical style radiator, pantry and doors to garage and the rear garden.

First Floor Landing



Double glazed window and loft access hatch.

Bedroom 1 13'1" x 11'6"



Double glazed bay window to the front, and a radiator.

Bedroom 2 12'11" x 11'8"



Double glazed window and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'6" x 7'0"



Double glazed bow window and a radiator.

Bathroom



Low level WC, washbasin and panel bath with overhead electric shower, part tiled walls, storage cupboard and two double glazed windows.

Outside



To the front of the property there is a driveway leading to a garage providing off street parking and a lawned garden. At the rear there is a garden laid to lawn with a seating area.

Garage 16'11" x 8'2"

Important Notice 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 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.

Viewings

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

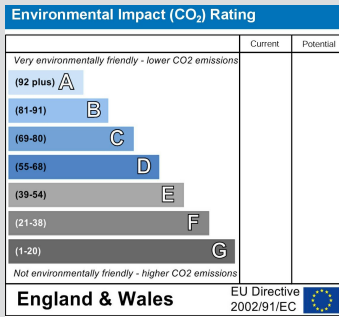
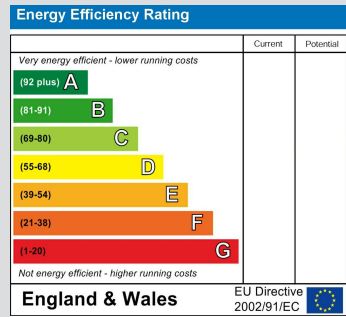
Ombudsman

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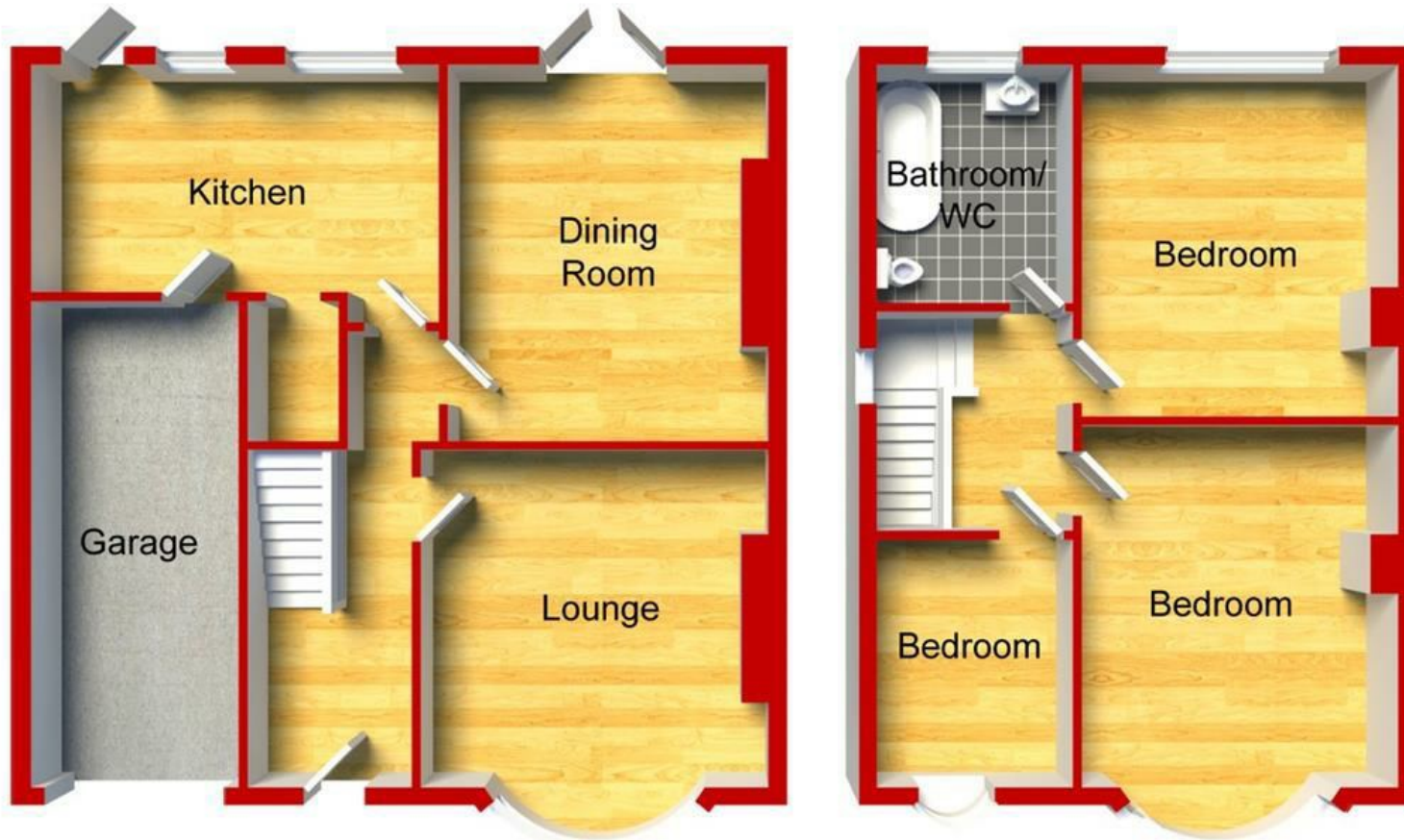
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MAIN ROOMS AND DIMENSIONS

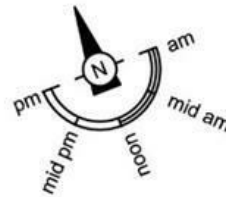


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Ground Floor
Approximate Floor Area
(52.43 sq.m)



First Floor
Approximate Floor Area
(46.96 sq.m)

19 Marina Avenue