









This well proportioned three bedroom semi detached home with generous gardens to the rear, sits within this sought after street on the ever fashionable Fulwell Grange estate.

Internal accommodation comprises entrance vestibule, lounge, dining kitchen, three bedrooms and bathroom and features of note include a dressing room off bedroom 3 which could be utilised as a home office or en-suite, gas central heating, UPVC double glazing together with a drive to the front and garden room which has been fitted out as a bar.

In need of a little cosmetic enhancement the property carries huge enormous potential and is perfect for those families who wish to live close to the A19 being perfect for Nissan, Amazon and Doxford International Park workers. Within walking distance of all urban amenities, this fine home deserves immediate internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to

Entrance Vestibule

Inner door through to

Lounge 12'6" into alcoves x 15'4" maximum



UPVC double glazed window to front, electric fire, staircase to first floor, two double radiators.

Dining Kitchen 18'4" x 8'10" maximum



Base and eye level units work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for oven, fridge freezer, washing machine, dishwasher, tiled splashbacks, UPVC double glazed window, single glazed door to lean to. Two double radiators.

First Floor Landing

Loft access.

Bedroom 1 8'10" x 12'5" maximum



UPVC double glazed window to rear, double radiator, fitted wardrobes and cupboard.

Bedroom 2 12'10" x 7'10" maximum



UPVC double glazed window to front, double radiator and door to walk in wardrobe.

Dressing Room 4'8" x 8'3"



This room could also be utilised as a home office/study, UPVC double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'7" x 12'7" maximum



UPVC double glazed window to front, built in storage cupboard and double radiator.

Shower Room



Low level WC, pedestal washbasin and step in shower cubicle, fully tiled.

Outside



Drive and GARAGE to the front, whilst to the rear beautifully maintained patio garden with outdoor bar area and timber decked seating area.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

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

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.

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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

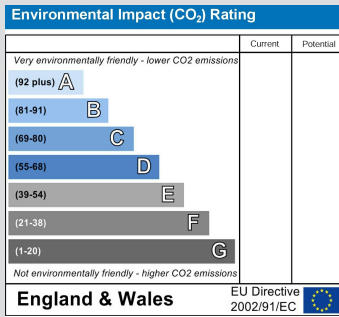
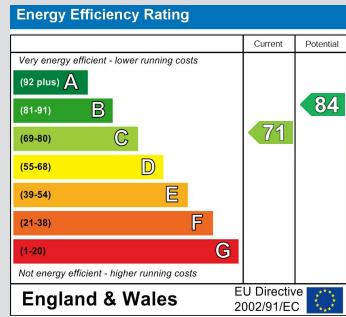
Ombudsman

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