









A well modernised and extended three bedroom bay windowed semi detached home situated along this sought after stretch of Fulwell Road at the Bluebell Inn end, being perfectly placed for a superb range of amenities and schools.

Decorated to a good standard throughout, the property internally comprises entrance porch, hall, lounge, sitting room, large open plan dining kitchen, three first floor bedrooms and a shower room whilst externally the property had a drive to the front and spacious mature gardens to the rear.

Benefiting from gas central heating, UPVC double glazing and a floored loft, the property is within close proximity of the Sea Front, Roker Park and Seaburn Metro Station and is also set close to major commuting routes through to Sunderland City centre, South Shields, Newcastle Upon Tyne and Durham City.

Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed Composite entrance door to

Entrance Porch

Part glazed door to reception hall.

Reception Hall



Bali Twist design spindle balustrade staircase, double radiator, delft rack.

Lounge 11'3" x 13'1" into bay



UPVC double glazed bay window to the front elevation overlooking gardens, 2x double radiators, dado rail and open plan to sitting room.

Sitting Room 11'3" x 10'7" max width into recess



Living flame gas fire, dado rail, coved corning to ceiling, UPVC double glazed door to conservatory.

Conservatory 8'4" x 9'1"



UPVC double glazed door leading out into rear gardens.

Kitchen 17'1" x 20'10" max dimensions



Contemporary style kitchen with an extensive range of base and eye level units with marble effect working surfaces and upstands incorporating 1 1/2 bowl stainless steel sink unit with pedestal mixer tap and soap dispenser, space and plumbing is provided for an automatic washing machine whilst there is also additional space for a tumble drier, chest freezer, integrated appliances include an electric halogen hob with brushed steel splashback and overhead extractor hood, split level double electric oven and grill, UPVC double glazed windows to rear elevation overlooking beautiful gardens and double glazed Composite door providing access to gardens, open plan to dining room.

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MAIN ROOMS AND DIMENSIONS

Dining Room



UPVC double glazed oriel bay window to front elevation.

First Floor Landing



With access to floored loft via folding timber ladders, beautiful arched UPVC double glazed window.

Bedroom 1 (front) 11'1" x 13'0" max dimensions into bay window



UPVC double glazed bay window to front elevation, single radiator, coved cornicing to ceiling.

Bedroom 2 (rear) 12'7" x 9'10" max dimensions into fitted robes and



Fitted wardrobes with sliding mirror fronted doors, UPVC double glazed bay window to rear elevation, single radiator.

Bedroom 3 (front) 6'2" x 6'5"



UPVC double glazed window to front elevation, coved cornicing to ceiling.

Bathroom



Low level WC with concealed cistern, washbasin set into

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vanity unit with cupboards under, large walk in shower enclosure - white suite with UPVC lined walls and ceiling, UPVC double glazed window to rear elevation, heated towel rail.

Outside



A block paved drive to front, enclosed gardens to the rear feature attractive lawned area, patio seating area and a greenhouse whilst borders are well established with maturing plants, there is also a large patio seating area taking in the afternoon sunshine and timber shed.

Council Tax Band

The Council Tax Band is Band B

Tenure Leasehold

2e are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 988 years remaining on the lease and the Ground Rent is £22.84pa (payable £5.62 per quarter).

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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Important Notice Part 2

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Fawcett Street Viewings

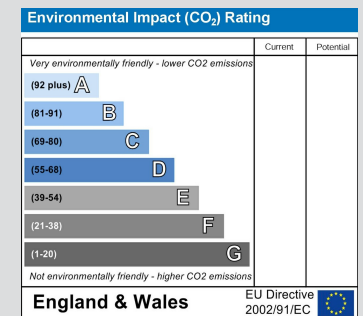
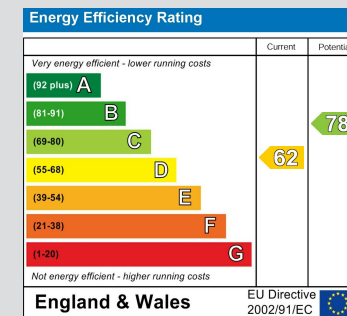
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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