









Occupying a favourable position within the ever fashionable coastal suburb of Fulwell, just off Sea Road, but set towards the Atkinson Road end of the street, this comfortable and well presented mid terraced Edwardian home offers attractive accommodation ideal for first time buyers.

Just a short stroll from the Sea Front with its superb amenities and award winning blue flag beaches, this spacious bay windowed property, offers a well proportioned living space which comprises: Entrance Portico, Reception hall, lounge, dining room, kitchen, two first floor double sized bedrooms and a bathroom; whilst features of note also consist of gas central heating, double glazing, a town garden to the front and an enclosed courtyard to the rear.

Within close proximity of good schools, excellent shopping facilities on Sea Road, the property is also within easy walking distance of Seaburn Metro station and major road networks serving the wider North East region.

Available with no upward chain, early internal inspection is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed entrance door into

## Entrance Vestibule

Single glazed door to

## Hallway

Radiator and staircase to first floor.

## Lounge 15'2" into bay x 11'3" into alcove



UPVC double glazed bay window to front, double radiator and fireplace.

## Dining Room 11'10" x 11'6"



UPVC double glazed window and radiator.

## Kitchen 10'4" x 7'11"



Wall and base units with work surfaces over incorporating sink and drainer unit, fridge freezer, washing machine and gas cooker, wall mounted Potterton combi boiler, UPVC double glazed window to side, radiator, built in storage cupboard. Door to rear courtyard.

## First Floor Landing

Loft access hatch and built in storage cupboard.

## Bedroom 1 14'11" into bay x 15'3" maximum



UPVC double glazed window to front and double radiator.

## Bedroom 2 12'6" x 8'5" into alcove



UPVC double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin vanity unit and panel bath with overhead shower and glass screen, double radiator and UPVC double glazed window to rear.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Forecourt to the front and enclosed courtyard to the rear.

## Outhouse 7'1" x 13'6"

## 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.

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

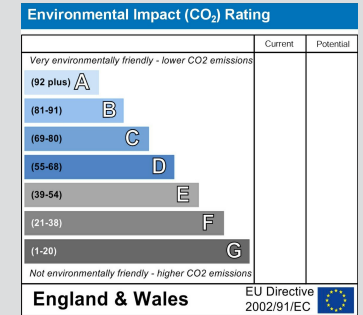
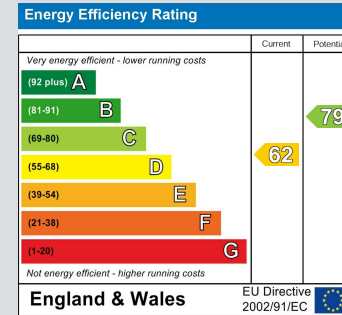
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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