

Alston Crescent, Fulwell, Sunderland

£299,950











This superb, extended three bedroom semi-detached home offers spacious, beautifully presented accommodation in a highly sought-after location.

The impressive interior features a welcoming entrance hall, an attractive lounge with a wood-burning stove opening into the dining room, a fabulous breakfasting kitchen and a convenient ground floor WC. To the first floor are three bedrooms and a stylish family bathroom complete with a separate shower cubicle.

Externally, the property benefits from a driveway, garage and a delightful rear garden, ideal for relaxing and entertaining.

Perfectly positioned for an excellent range of local amenities, including highly regarded schools, Seaburn Metro station, the shops and facilities along Sea Road and the beautiful coastline. Excellent transport links also provide easy access to Sunderland City Centre and the wider North East.

Early internal viewing is highly recommended to fully appreciate the space, quality and desirable location of this wonderful family home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Hall
Radiator and stairs to first floor with storage under. Doors to lounge and garage.

Lounge



Double glazed bay window to front elevation, radiator and multi fuel burning stove. Open plan into dining room.

Dining Room



Double glazed bay window to rear, radiator and double doors opening into kitchen.

Breakfasting Kitchen



Range of wall and base unit with countertops over incorporating 1 1/2 bowl undermount sink and drainer unit with mixer tap. Range master double oven with five burner gas hob and hood. Integrated dishwasher and space for an American style fridge freezer. Two seater breakfasting bar with matching base units and countertops. Vertical radiator, double glazed window and UPVC French patio doors to rear and door to WC.

Ground Floor WC



Low level wc and wash basin.

First Floor Landing



Double glazed window to side and access point to loft.

Bedroom 1



Double glazed bay window to front, radiator and built in wardrobes.

Bedroom 2



Double glazed window to rear, radiator and built in wardrobes.

Bedroom 3



Double glazed window to rear and radiator.

Bathroom



Fully tiled suite featuring a jacuzzi bath, shower cubicle, low level wc and wash basin. Chrome heated towel rail and double glazed window.

Outside



Garden to the front with block paved driveway providing off street parking leading to attached garage, whilst to the rear a delightful lawned garden with paved seating area and side access gate.

Garage
Access via electric roller shutter door. Housing wall mounted boiler and providing space for washing machine and tumble dryer. Internal door to hallway.

MAIN ROOMS AND DIMENSIONS

Council Tax Band
The Council Tax Band is Band C.

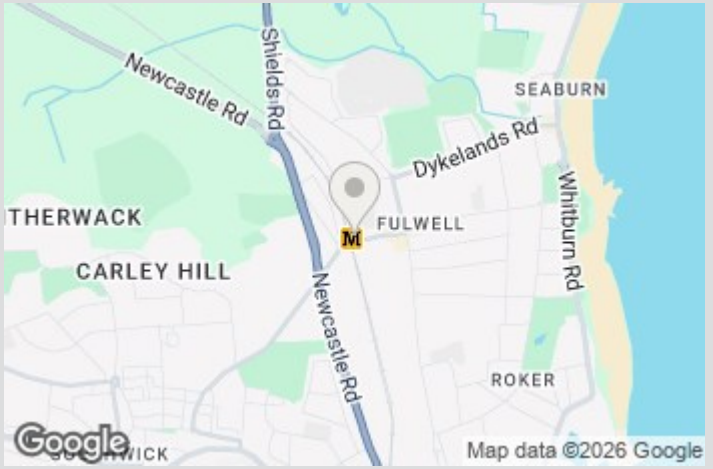
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

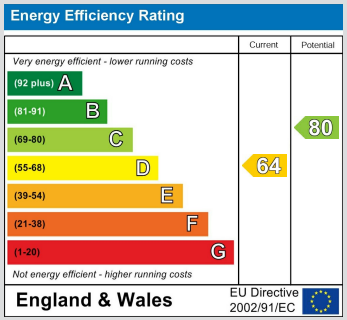
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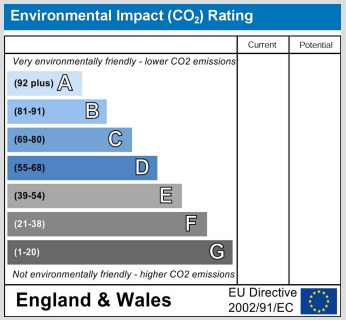
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

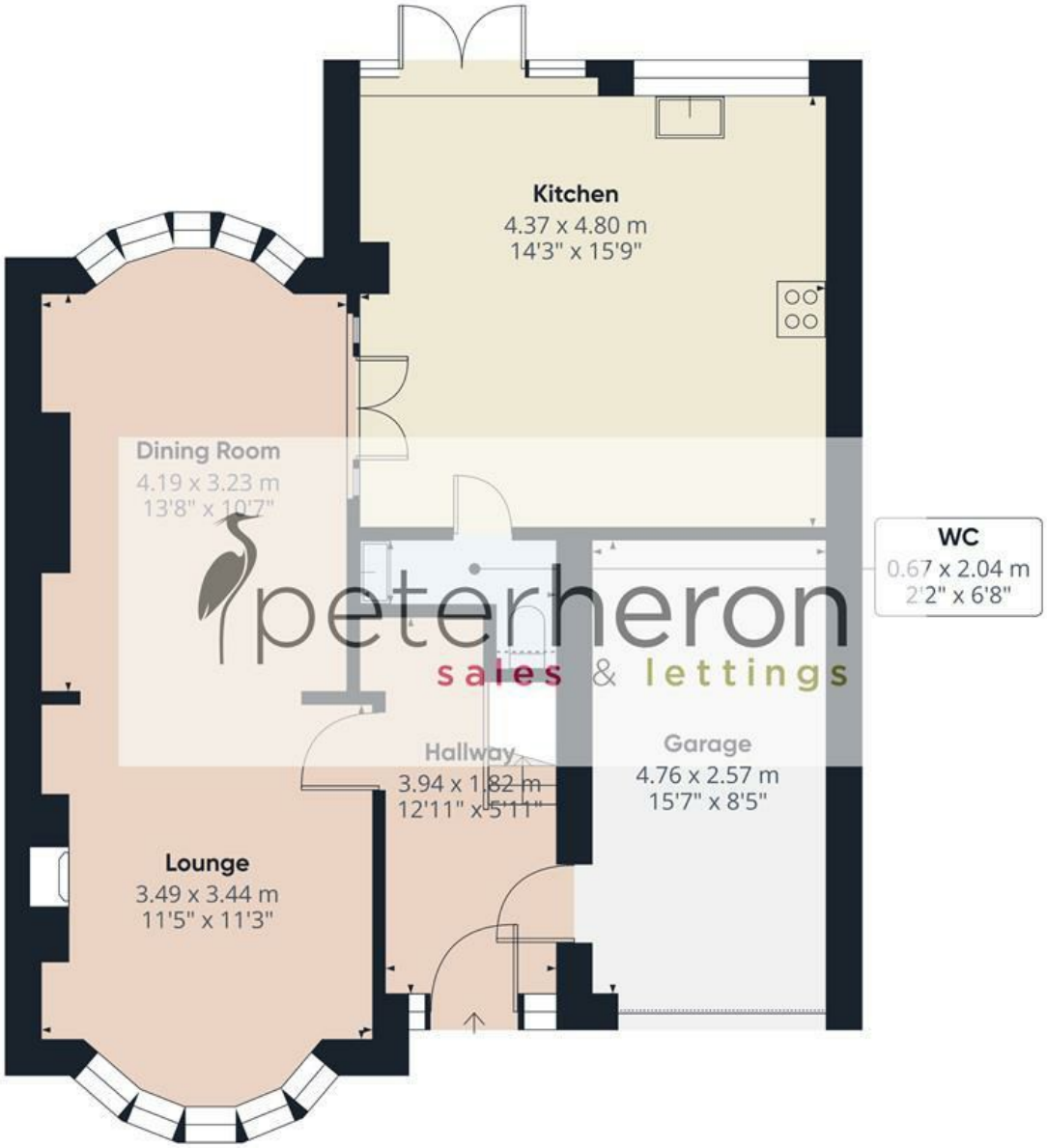
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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Ground Floor



First Floor



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Approximate total area(1)

111.2 m²

1196 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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