









Providing a well proportioned "Turn-key" living space, ideal for families and first time buyers, this beautiful three bedroom and two reception room mid terrace dormer cottage sitting within this highly desirable street set in the heart of Fulwell, a well established coastal suburb of the City, is without a doubt, one of the finest examples of its kind currently on the market today.

This wonderful home's internal accommodation features an entrance lobby, reception hall, living room, lounge (which could be used as a fourth bedroom), well equipped kitchen, three first floor bedrooms and a bathroom. Benefitting from gas central heating and UPVC double glazing, the property externally has a forecourt to the front and enclosed courtyard to the rear with a remote control electric door providing access to secure off street parking.

Located just off Fulwell Road and within easy walking distance of good schools, local amenities and the Stadium Of Light Metro Station, this beautifully decorated property is within easy reach of Roker Park and the Sea Front with its award winning Blue Flag beaches, whilst Sunderland City Centre and major roads leading through to the wider North East conurbation are also close to hand.

Something quite special, this property is sure to impress all who view and immediate internal inspection is highly recommended as considerable interest is anticipated!!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Vestibule

Reception Hall



Laminate flooring and radiator.

Lounge (front) 15'9" x 14'9" max dimensions into alcoves and bay



UPVC double glazed bay window to the front elevation, laminate flooring, coved cornicing and radiator.

Living Room 20'4" x 13'6" max dimensions into stairwell



Turned spindle balustrade staircase, feature fireplace, radiator, wood effect laminate flooring, understairs storage cupboard, UPVC double glazed window to rear elevation, and second single radiator.

Kitchen 8'2" x 14'0"



Selection of base and eye level units with working surfaces incorporating a single drainer sink unit with mixer tap, range cooker with overhead extractor hood, space and plumbing for washing machine, tumble dryer and dishwasher, space for fridge and freezer, wall mounted gas combination boiler serving hot water and radiators UPVC double glazed window to side elevation and laminate flooring.

Lobby

UPVC door providing access out to the rear courtyard.

Bathroom



Low level WC, washbasin and shower bath with overhead

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MAIN ROOMS AND DIMENSIONS

shower and glass screen - attractive white suite with wall and floor tiles, UPVC double glazed window, single radiator and extractor unit.

First Floor Landing

Bedroom 1 (front) 9'4" x 8'4"



UPVC double glazed window, shelved cupboards, laminate flooring and single radiator.

Bedroom 2 (rear) 10'11" x 14'9"



UPVC double glazed window and radiator.

Bedroom 3 (front) 12'9" x 7'4"



UPVC double glazed window and single radiator.

Outside



Forecourt to the front and an enclosed courtyard to the rear with artificial lawn and electric roller shutter door providing access for secure off street parking.

Council Tax Band

The Council Tax Band is Band A

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:-

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MAIN ROOMS AND DIMENSIONS

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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

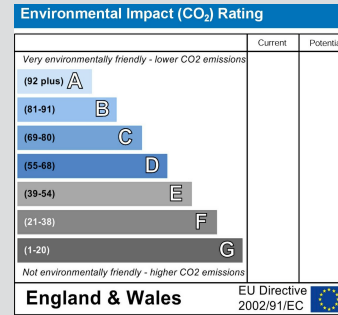
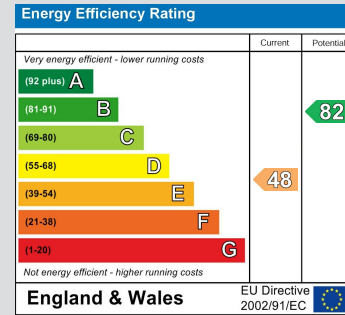
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor
Approximate Floor Area
(68.23 sq.m)



First Floor
Approximate Floor Area
(39.88 sq.m)