









This well presented 4 bedroom semi detached home, with attractive gardens to the rear offers an excellent opportunity to those families searching for a well presented 4 bed semi in the ever fashionable suburb of Fulwell.

Internal accommodation comprises of an entrance porch, reception lobby, lounge, open plan kitchen, diner and family room, 4 first floor bedrooms, en-suite shower room and a family bathroom. Externally, there are gardens to the front and rear together with a drive and garage to the side.

Benefitting from gas central heating and UPVC double glazing, this fine home sits in a very convenient position set close to an excellent range of amenities, in particular, Sea Road shopping centre, Seaburn Metro station, excellent schools and the coast with it's award winning Blue Flag beaches.

Internal inspection is sure to impress all who view and an immediate viewing should be considered essential as a quick sale is anticipated!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Entrance Porch

UPVC double glazed windows and inner door into the hall.

Hall

There's a radiator, wood effect laminate flooring and staircase to first floor landing.

Lounge 12'9" x 12'6"



Double glazed bay window to the front, wood effect laminate flooring, coved corning, gas fireplace with mantle and surround and a radiator.

Dining and Family Room 16'4" x 8'0" plus 13'11" x 7'10"



There's a French style door to the rear garden, radiator and coved corning.

Dining and Family Room



Kitchen 17'6" x 8'4"



Fit with base and eye level units with work surfaces over incorporating a sink and drainer unit. and a breakfast bar. Integrated appliances include an oven and hob with extractor hood over. There's a double glazed window, radiator, fitted overhead spotlights, under stairs storage cupboard and wood effect laminate flooring.

Utility 11'0" x 6'8"

With wood effect laminate flooring, eye level units, radiator and coved corning.

First Floor Landing

There is access to the boarded loft via a ceiling hatch and a storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'7" x 10'7"



Double glazed bay window to the front and a radiator. A door leads to the en-suite shower room.

En-Suite Shower Room



Fit with a low level WC, pedestal wash basin and a step in

shower enclosure. There's tiled walls and flooring, double glazed window and a heated towel rail.

Bedroom 2 9'11" x 9'2"



Double glazed window, radiator and covered cornicing.

Bedroom 3 12'0" x 7'1"



Double glazed window, radiator and covered cornicing.

Bedroom 4 7'10" x 7'2"



Double glazed window, radiator, covered cornicing, wood effect laminate flooring and storage cupboard.

Bathroom



Fit with a WC, pedestal wash basin and roll top bath.

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MAIN ROOMS AND DIMENSIONS

There's a heated towel rail, tiled walls and flooring and a double glazed window.

Outside



To the front of the property there is a driveway leading to an attached garage for off street parking. To the rear there is a delightful garden laid mainly to lawn with a decked seating area, storage shed and established planted borders.

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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Important Notice Part 2

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Sea Road Viewings

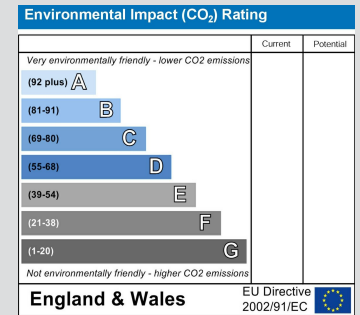
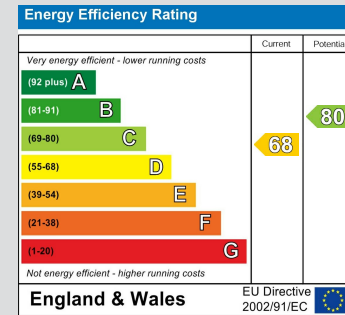
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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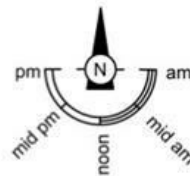
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Ground Floor
Approximate Floor Area
(54.31 sq.m)



First Floor
Approximate Floor Area
(45.85 sq.m)



34 Ambleside Terrace