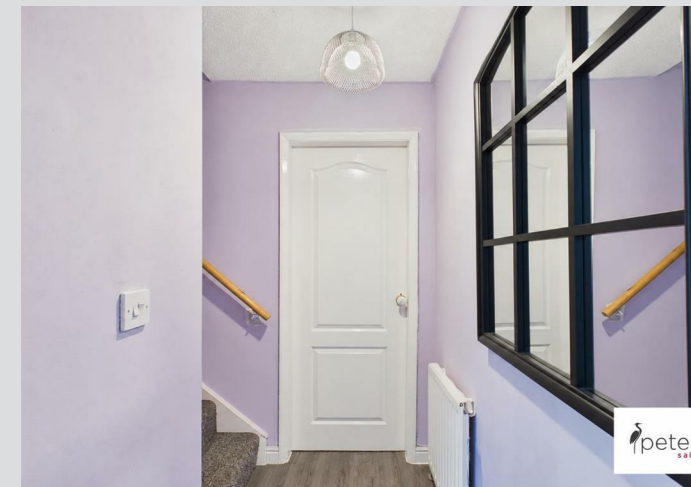










Occupying a delightful position at the head of a quiet cul-de-sac within this ever-popular development located off Fulwell Road, this three bedroom end link home presents an exciting opportunity for buyers seeking a property where much of the costly refurbishment work has already been undertaken, leaving a blank canvas ready for those all-important finishing touches.

Having benefited from a programme of improvements including electrical upgrading, the installation of a new central heating system, a modern fitted kitchen and contemporary bathroom, the property now requires further cosmetic enhancement, including plaster skimming and decoration, allowing prospective purchasers the freedom to personalise the accommodation entirely to their own tastes and requirements.

Arranged over two floors, the accommodation comprises an entrance porch, reception hall, lounge, dining kitchen, three bedrooms and a bathroom. Externally, the property enjoys gardens to the front, side and rear together with parking facilities.

Perfectly positioned for convenient everyday living, the property is within easy reach of excellent local schools, shopping facilities and the popular shops, cafés and amenities along Sea Road. Stadium of Light Metro Station is also conveniently accessible, providing excellent transport connections, whilst Sunderland City Centre, the beautiful coastline and award-winning beaches at Seaburn and Roker are all within easy reach.

Offering tremendous potential in a highly desirable location, this is a wonderful opportunity to acquire a home with many of the major improvements already completed, ready for its new owners to add their own style and finishing touches. Available with immediate vacant possession and no upward chain, early internal inspection is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door into

Entrance Porch



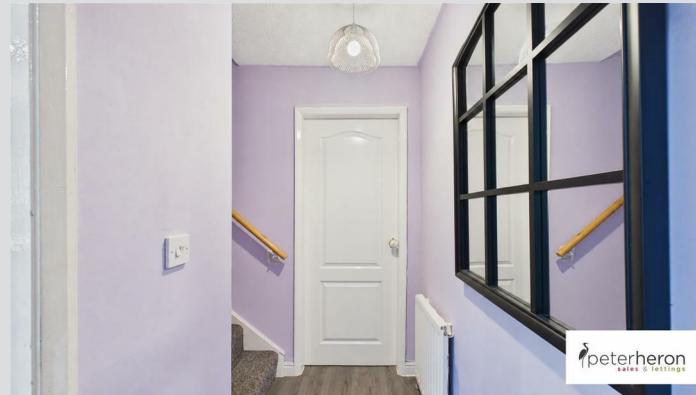
With inner door to lounge.

Lounge



Double glazed window to front and side elevations, electric fire and radiator.

Inner Hall



Stairs to first floor and door to kitchen.

Kitchen



Range of fitted wall and base units with wood effect work surfaces over incorporating a 1.5 bowl sink and drainer unit with stainless steel mixer tap. Integrated oven with electric hob and hood and a dishwasher. Space for an American style fridge freezer and a washing machine. Radiator, Double glazed window and door to rear.

First Floor Landing



Storage cupboard and doors leading to

Bedroom 1



Double glazed window to the front and a radiator.

Bedroom 2



Double glazed window to the rear, radiator and a large built in storage cupboard.

MAIN ROOMS AND DIMENSIONS

Bedroom 3



Double glazed window to the front, radiator and built in storage.

Bathroom



Fully tiled featuring a bath with dual head waterfall shower over, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail and double glazed window to rear.

Outside



Low maintenance gardens to the front and rear with parking facilities.

Tenure FH

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

Council TaxBand

The Council Tax is Band B.

Important Notice

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. 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.

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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 £300.00 by Movewithus Ltd.

Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on .

Opening Times

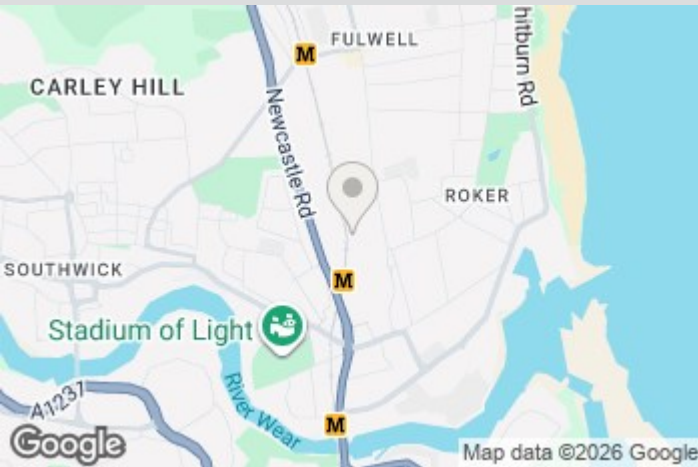
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate total area⁽¹⁾

40.4 m²

434 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

