

This attractive semi-detached home occupies a highly sought-after position along this delightful tree lined avenue within this highly regarded area of Fulwell. The internal accommodation on the ground floor includes a reception hall, lounge, dining room and kitchen, along with a useful utility / store with wc whilst to the first floor there are three bedrooms, bathroom and separate wc. Externally there is a garden to the front with a drive, an attached garage and to the rear, a delightful mature garden. The property enjoys a most convenient situation close to an excellent range of local amenities, shops, good schools and superb transport links, including Seaburn Metro Station. We highly advise early viewing, as strong interest is anticipated!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Reception Hall



Radiator and staircase to first floor.

Lounge 11'7" into alcove x 13'3" into bay



Double glazed bay window to front and radiator.

Dining Room 15'3" into bay x 10'5" into alcove



Double glazed bay window to rear and radiator.

Kitchen 8'5" x 6'11"



Fitted base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge freezer and

washing machine, double glazed window to side and radiator.

Utility/Store 10'1" x 6'8" max measurement inc wc

Double glazed window to the side and rear, door to garden.

Ground Floor WC

WC and single glazed window.

First Floor Landing

Double glazed window.

Bedroom 1 14'7" into bay x 9'4" not including fitted robes



Double glazed bay window to front, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 13'3" x 9'4" not including fitted robes

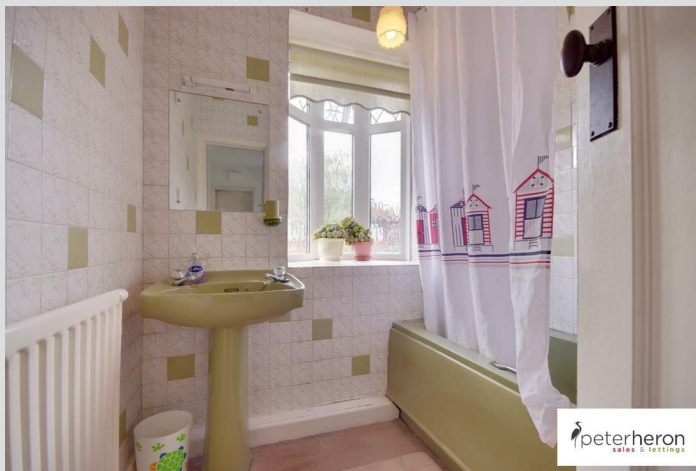


Double glazed window to rear with delightful views of the garden and beyond, radiator and fitted wardrobes.

Bedroom 3 8'6" x 6'2"

Double glazed window to rear and radiator.

Bathroom



Pedestal washbasin and panel bath with electric shower over, radiator and double glazed window.

Separate WC

WC and double glazed window.

Outside



Garden to the front with driveway providing off street parking and access to attached single GARAGE. Side access and to the rear there is a superb mature garden laid mainly to lawn.

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 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

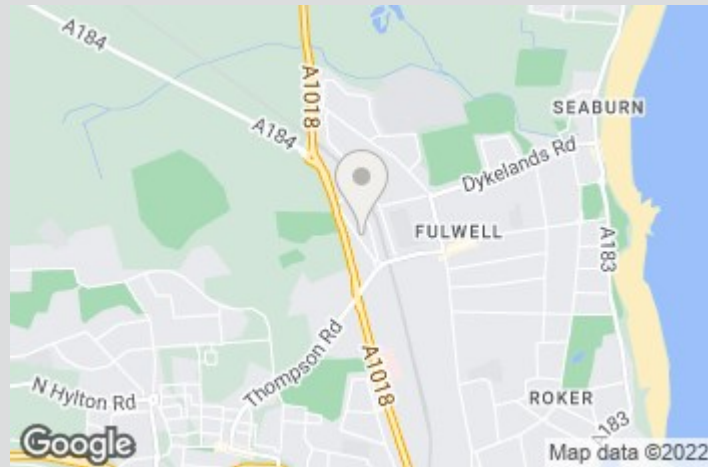
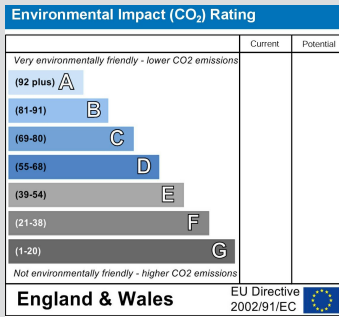
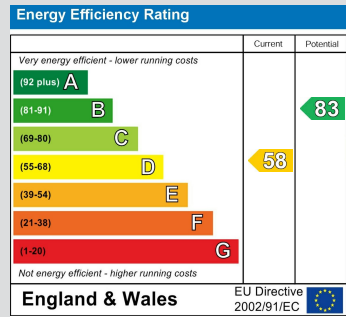
Ombudsman

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

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MAIN ROOMS AND DIMENSIONS



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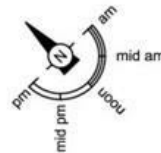
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Ground Floor
Approximate Floor Area
(50.32 sq.m)



First Floor
Approximate Floor Area
(43.81 sq.m)



35 Cairns Road