

Nestled in the charming coastal locality of Fulwell, this period mid-terraced cottage is a true gem waiting to be discovered. Built in 1900, this delightful property boasts three cosy bedrooms and a well-appointed bathroom, making it the perfect blend of character and comfort.

From the moment you step inside, you'll be captivated by the tasteful presentation that runs throughout this beautiful open plan cottage. The seamless combination of period features and modern fixtures and fittings creates a warm and inviting atmosphere, ideal for those seeking a tranquil retreat by the sea.

Conveniently located between Atkinson Road and Browne Road, this cottage offers easy access to a plethora of local amenities, including Sea Road Shopping Centre, Roker Park, and ward-winning Blue Flag beaches.; all walking. distance from this fine home.

Whether you're looking to enjoy a leisurely stroll along the seafront or indulge in some retail therapy, this property caters to all your needs.

With its quiet position and proximity to the vibrant seaside attractions Fulwell has to offer, this delightful home presents a rare opportunity to embrace coastal living at its finest. Ready to move into, all that's left to do is unpack your bags and start enjoying the idyllic lifestyle that awaits you at Marshall Street.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC door into

### Entrance Hall



Radiator, stairs to first floor with storage under and door to Dining Room.

### Lounge 13'6" x 10'5" (into bay)



Double glazed window to the front elevation, wood flooring, Cast iron tiled fireplace with slate hearth, radiator. Open Plan into

### Dining Room 14'1" x 11'1" (into alcove)



Double glazed window to rear elevation, double radiator and storage cupboard, wood flooring. Door to kitchen and Open Plan into

### Snug 10'11" x 6'6"



Double glazed window to the rear and a radiator, wood flooring.

### Kitchen 8'8" x 6'2" + 7'8" x 8'0"



Kitchen divided into two areas, featuring a range of wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space provided for the inclusion of a washing machine, fridge freezer and cooker. Double glazed Bay window, window and UPVC door to rear elevation. 2 Radiator and Door to the Bathroom.

## Bathroom



Bath with shower, vanity unit incorporating low level WC and hand wash basin. Heated towel rail, underfloor heating, tiled walls and double glazed frosted window.

## First Floor

Landing with doors to

### Bedroom 1 12'2" x 9'7"



Double glazed window to front elevation and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 10'7" x 9'8"



Double glazed window to rear elevation and radiator.

## Bedroom 3 7'10" x 8'7"



Double glazed window to rear elevation and radiator.

## Outside



Low maintenance courtyard to the rear.

### 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 - Particulars

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 £210.00 by Movewithus Ltd.

### Sea Road Viewings

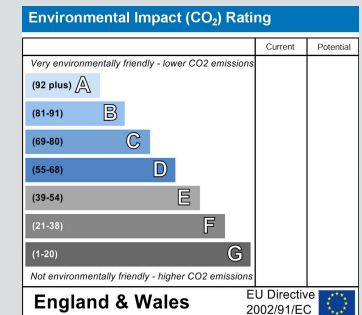
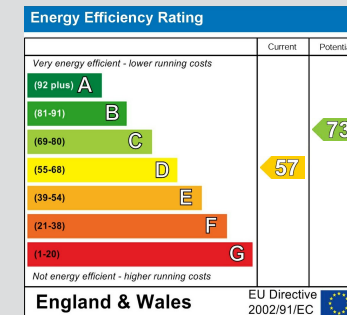
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

### Opening Times

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

### Ombudsman Fst

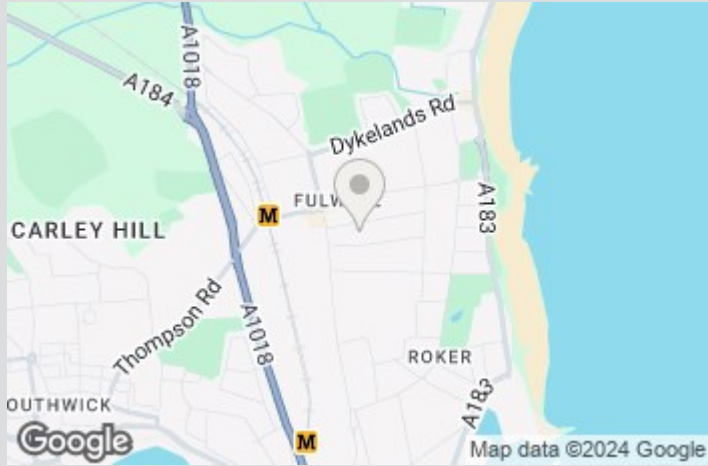
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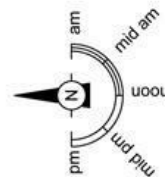
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Ground Floor  
Approximate Floor Area  
(63.60 sq.m)



First Floor  
Approximate Floor Area  
(32.70 sq.m)



35 Marshall Street