









An attractive two bedroom semi-detached house with a generous rear garden, available for sale with no upper chain involved. The property occupies a delightful cul-de-sac position within this ever popular and convenient area of Fulwell. Internally the accommodation on the ground floor includes an entrance porch, lobby with staircase to the first floor, lounge through dining room, conservatory and a superb L-shaped modern fitted kitchen with a range of units, breakfast bar and a selection of integrated appliances. On the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there is a driveway, attached garage and larger than average garden to the rear. This location is ideal for local amenities, shopping facilities and schools as well as offering excellent transport links including Seaburn Metro Station. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Porch

Double glazed windows and inner door leading through to

Lobby

Radiator, staircase to first floor and door to lounge/dining room.

Lounge/Dining Room 12'5" into alcove x 14'9" into bay plus 8'0" x 7'4"



Double glazed bay window to front and glazed patio style door to conservatory, two radiators, feature fireplace and door to kitchen.

Conservatory 10'2" x 7'2"



Double glazed door leading out to patio, double glazed windows overlooking the garden.

Breakfasting Kitchen 10'10" x 6'1" plus 7'3" x 6'10"



Fitted with a range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include double oven, microwave, gas hob and slimline dishwasher. Space for fridge freezer and washing machine, radiator, two double glazed windows to rear, double glazed door to rear garden, pantry and door to garage.

First Floor Landing

Double glazed window to side and airing cupboard.

Bedroom 1 12'7" into bay x 12'7"



Measurement not including recess area. Double glazed bay window to front, a further small double glazed window to front, radiator and built in cupboard.

Bedroom 2 10'4" x 9'1"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and panel bath with mains shower over, chrome ladder style radiator, tiled floor and tiled walls, double glazed window.

Outside



Garden to the front with a block paved driveway, whilst to the rear there is a generous larger than average garden laid mainly to lawn and patio areas.

Garage 13'9" x 6'10"

Attached garage with up and over access door, internal door to kitchen.

Council Tax Band

The Council Tax Band is Band B.

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.

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Important Notice Part 2

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Sea Road Viewings

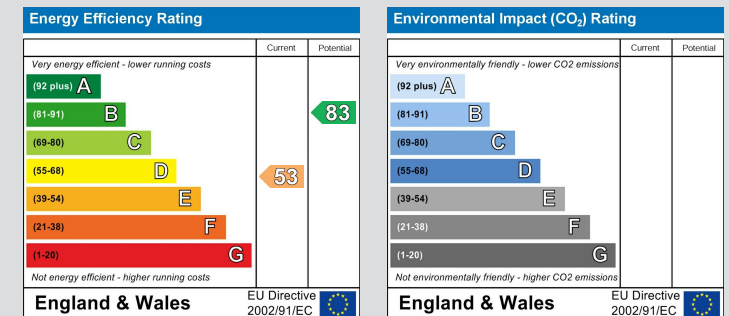
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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