















This beautifully presented and spacious mid terraced home featuring beautiful decor throughout, wood burning stove to the lounge and superb kitchen and bathroom, offers a comfortable living space which is literally ready to move into. Comprising entrance vestibule, reception hall, lounge, dining room, kitchen, two large bedrooms and a superb bathroom, the property externally features gardens to the front, an enclosed courtyard to the rear with carport and outside WC. Benefiting from gas central heating, UPVC double glazing, the property is ideal for those first time buyers searching for a home that is literally ready to move into. Walking distance from all the superb features the desirable suburb of Fulwell has to offer, the property is ideal for the Coast, Sunderland City centre, Sea Road shopping centre, Seaburn and Stadium of Light Metro stations. Internal inspection comes highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC double glazed feature door to

## Entrance Vestibule

Part glazed door to reception hall.

## Reception Hall

With double radiator.

## Lounge 14'8" x 14'7"



Cast iron wood burning stove, UPVC double glazed window to front elevation, double radiator, wood effect laminate flooring, coved cornice to ceiling, double doors through to the dining room.

## Dining Room 11'6" x 15'0" into alcoves



UPVC double glazed French doors to the rear elevation, Inglenook fire opening, a double radiator, laminate flooring, under stairs storage cupboard.

## Kitchen 11'9" x 7'3"



Base and eye level units with solid wood working surfaces incorporating a Belfast sink and pedestal mixer tap, tile splashbacks, tiled floor, integrated appliances include an induction electric hob with over head extractor hood and built under electric oven, dishwasher, and space is also provided with under units for an integrated automatic washing machine, space for fridge freezer, contemporary design column radiator, UPVC double glazed window to side elevation, work top lights and up lighters, low level plinth, low level kick plate light.

## Half Landing

## Family Bathroom 12'0" x 7'4"



Low level WC, pedestal washbasin, free standing claw foot roll top bath with wall mounted shower mixer taps, stand alone shower cubicle with rainfall shower head and a second hand held riser - attractive white suite with art deco design, tiled splashbacks, decorative flooring, period style heated towel rail, UPVC double glazed window to the rear elevation, LED down lights.

## First Floor Landing

## Bedroom 1 (front) 14'9" x 15'2"



Laminate flooring, UPVC double glazed window to front elevation, single radiator.

## Bedroom 2 (rear) 8'9" x 15'2"



UPVC double glazed window to rear elevation, single radiator.

## Outside

Forecourt to front, enclosed courtyard to the rear with outside WC and carport access via roller shutter door.

## 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

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# MAIN ROOMS AND DIMENSIONS

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

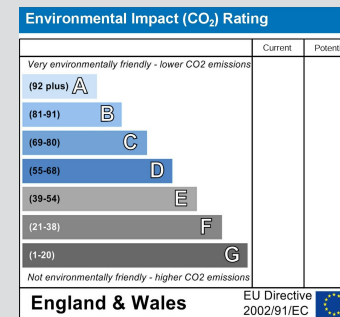
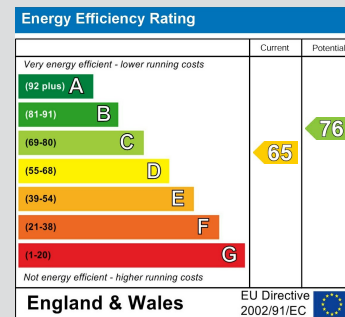
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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