









Set within this highly convenient position close to all local amenities and within walking distance from the sea front and Roker Park, this well presented mid terrace Victorian cottage offers an excellent opportunity to those who wish to live within the highly fashionable suburb of Fulwell. Internal accommodation includes an entrance lobby, hall, living room, bedroom, kitchen and bathroom while the property also benefits from gas central heating, UPVC double glazing and a south facing courtyard to the rear with secure off street parking. Available with no upward chain, this delightful home is ideal for first time buyers and those who require all accommodation to the ground floor. Internal viewing is highly advised.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door into entrance hall.

## Entrance Hall

Radiator and doors connecting off to the bedroom and living room.

## Living Room 16'0" x 11'4"

Double glazed sliding glass doors to the rear courtyard, radiator, coved cornice to ceiling and gas fireplace with mantle and surround.

## Kitchen 12'0" x 7'4"

With base and eye level units with work surfaces over incorporating a sink and drainer unit, integrated oven and hob with extractor hood over, boiler is concealed behind matching fronted kitchen cupboard, double glazed window overlooking the rear courtyard, radiator, coved cornice to ceiling and tile effect laminate flooring.

## Bathroom

Fit with low level WC, pedestal wash basin, panelled bath with shower head over, 2 double glazed windows, radiator, coved cornice to ceiling and tile effect laminate flooring and tiled walls.

## Bedroom 1 12'3" x 10'11"

Double glazed window to the front, radiator, coved cornice to ceiling and wood effect laminate flooring.

## Outside

There is a south facing courtyard to the rear with roller shutter access door providing space for off street parking.

## 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.

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## Sea Road Viewings

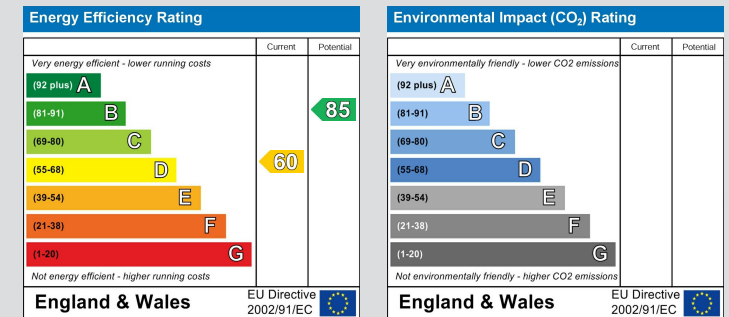
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

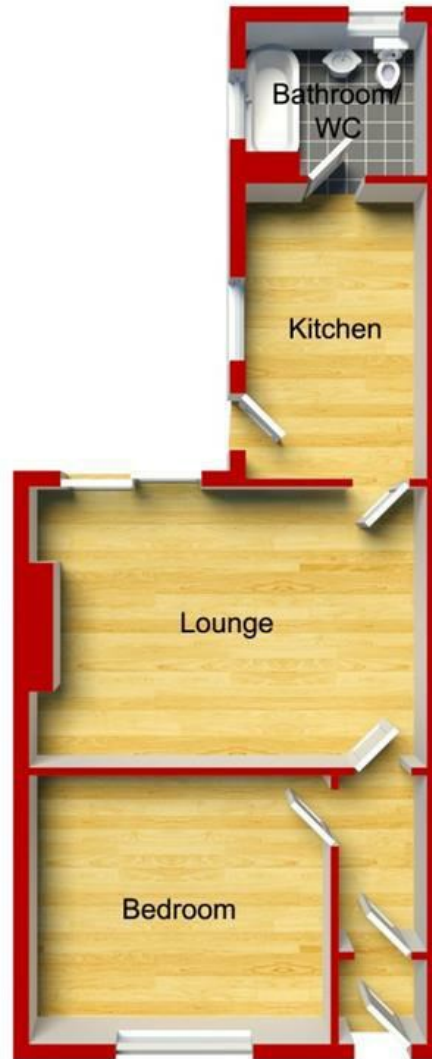
## Ombudsman

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



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Approximate Floor Area  
(47.88 sq.m)

4 Osbourne Street