



 peterheron
sales & lettings

 peterheron
sales & lettings

Viewforth Terrace, Fulwell, Sunderland

£239,950







An impressive four bedroom maisonette occupying the top two floors of a converted Victorian villa enjoying an imposing position and boasting breathtaking views across the City skyline and towards the coast, this recently refurbished property is perfect for those professional couples searching for something special.

Offering well proportioned living accommodation arranged over the first and second floor, the property internally comprises reception hall with stairs leading to first floor, living room with feature fireplace, dining kitchen, fourth bedroom and bathroom whilst at second floor level there are three additional bedrooms and an en-suite shower room.

Boasting attractive features in keeping with the property's original architectural style, the property is available with no upward chain and is perfectly placed for the superb amenities that Fulwell has to offer and is walking distance from Seaburn Metro station, Sea Road shopping centre and the coast with its award winning Blue Flag beaches. Located just off Newcastle Road and major routes leading into Sunderland City centre and throughout the North East conurbation, internal inspection is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Communal entrance door to hallway.

Communal Entrance Hallway

First Floor Accommodation

Landing



Radiator and stairs to second floor.

Lounge 15'6" x 15'5"



Double radiator, double glazed windows to front and feature fireplace.

Rear Hall

Double radiator.

Dining Kitchen 15'3" x 10'9"



Range of modern wall and base units with countertops over incorporating a 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, gas hob and electric cooker hood, washing machine and dishwasher. Space provided for a fridge freezer. Double glazed window to rear and single glazed windows to side, double radiator.

Bedroom 1 15'2" x 10'4"



Double radiator, single glazed window to rear and storage cupboard housing wall mounted Baxi boiler.

Bathroom



Modern bathroom featuring a low level WC, washbasin set into vanity unit and free standing bath, double glazed window to rear and radiator.

Second Floor Landing

Single glazed window and storage cupboard.

Bedroom 2 15'5" x 14'3"



Double glazed window to rear and double radiator. Door to en suite shower room.

En-Suite



Low level WC, washbasin and walk in shower, Velux window and radiator.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 3 16'3" x 14'1"



Double glazed window to front, double radiator, feature fireplace and storage cupboard.

Bedroom 4 9'6" x 7'3"



Velux window and radiator.

Outside

Low maintenance rear courtyard.

City Skyline Views



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 - 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.

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.

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 £300.00 by Movewithus Ltd.

Sea Road Viewings

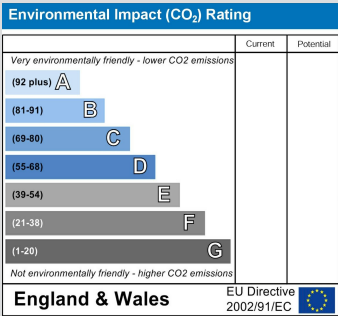
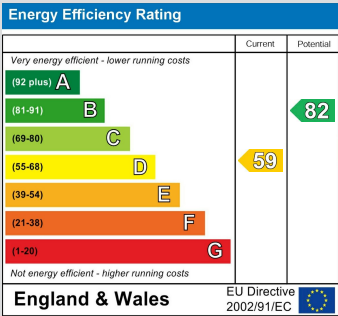
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

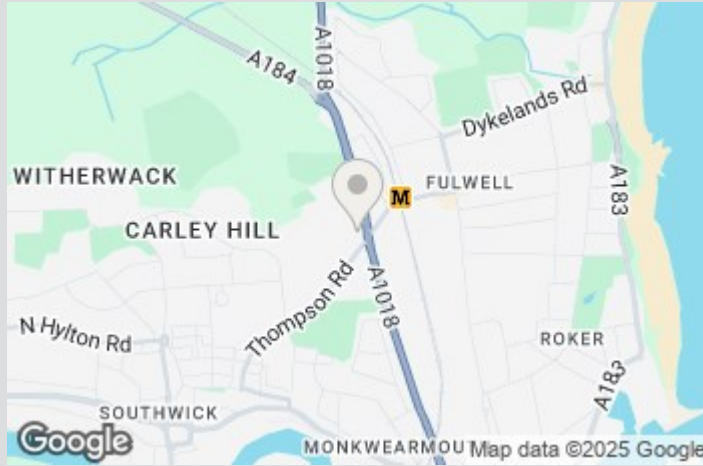
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS

