









A beautifully presented two bedroom mid terrace Victorian cottage sharing an open plan arrangement with the living room and kitchen and decorated to good standard throughout whilst being available with no upward chain, this wonderful home is perfect for first time buyers and those wishing to downsize to a stair free living space.

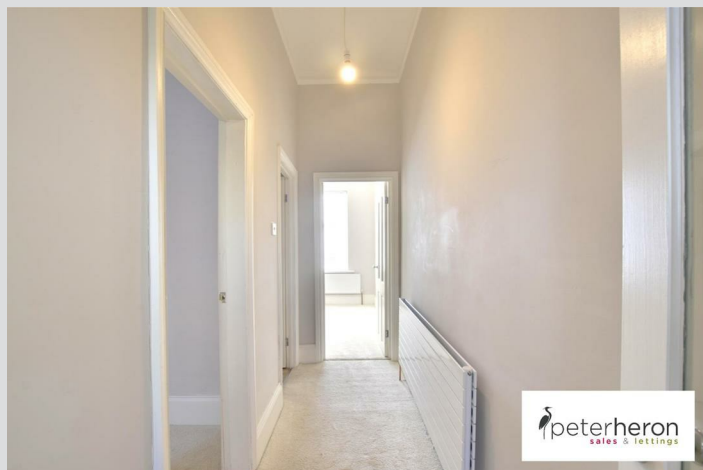
Benefiting from gas central heating and UPVC double glazing and featuring a south facing courtyard to the rear, this popular style home is situated just off Fulwell Road and is within walking distance of a superb range of coastal amenities whilst the sea front, Roker Park, and local metros are also close to hand. Sure to impress all who view, immediate internal inspection should be considered essential.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Hall



Radiator.

Lounge 13'8" x 12'0"



Double glazed window to rear, double radiator and opening to kitchen.

Kitchen 17'4" x 8'2"



Range of modern wall and base units with wood effect countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated cooker hood, space provided for cooker, fridge freezer, washing machine and dishwasher. Double Radiator, double glazed window and UPVC door to rear. Door to bathroom

Bathroom



Low level WC, washbasin and bath with shower over, double glazed window to rear, chrome heated towel rail and storage cupboard.

Bedroom 1 14'11" x 15'2"



Double glazed window to front and double radiator.

Bedroom 2 10'3" x 6'8"



Double glazed window to rear and radiator.

Outside

Low maintenance rear courtyard.

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

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MAIN ROOMS AND DIMENSIONS

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 £300.00 by Movewithus Ltd.

Sea Road Viewings

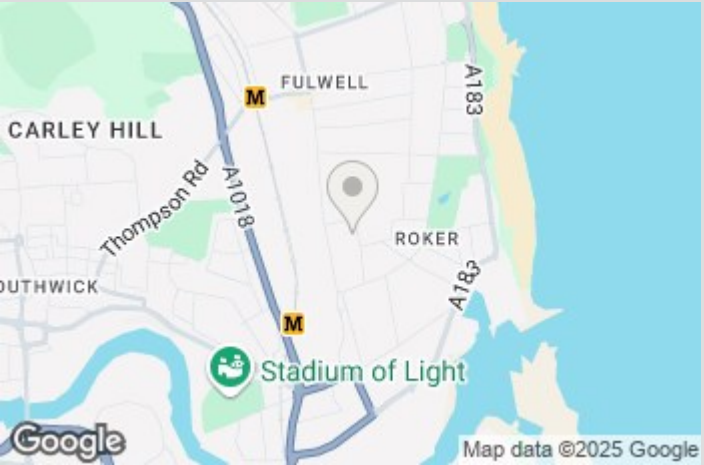
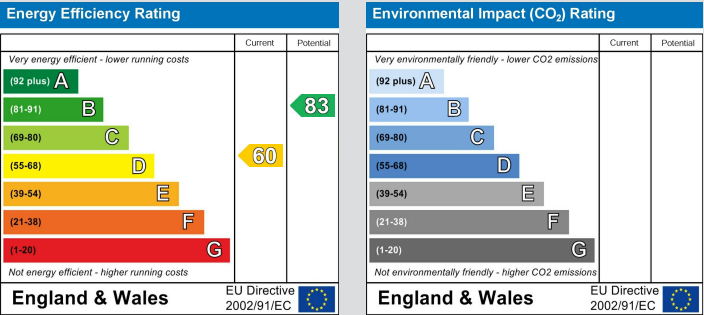
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



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