









Available July 2025, this surprisingly spacious two bed roomed and two reception room end terrace home with spacious courtyard to the rear allowing off street parking for two cars if desired, offers an exciting opportunity to those who wish to live the very fashionable suburb of Fulwell. Comprising reception hall, lounge, dining room, sun room, kitchen, utility, two double sized bedrooms and a bathroom, the property benefits from gas central heating and UPVC double glazing and boast additional gardens to the front and side. Just a short stroll to Sea Road Shopping centre, Seaburn Metro Station and the Sea Front, this delightful home has an attractive asking price and is sure to be the subject of considerable interest therefore immediate internal inspection is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Staircase to first floor with understairs storage, tiled floor and double radiator.

Lounge 10'1" plus bay x 11'10" into recess

Double glazed window to front, two double radiators and a gas fireplace with feature surround.

Dining Room 9'3" x 11'11"

Single radiator, solid hardwood flooring and sliding door into sun room.

Sun Room

Tiled floor, radiator, double glazed window and door to rear courtyard.

Kitchen 8'9" x 8'9"

Base and eye level units with working surfaces over incorporating sink and drainer unit, wall mounted Ideal combi boiler, tiled flooring, single radiator, double glazed window.

Bathroom

Washbasin and bath with overhead shower, heated towel rail, tiled floor and walls, double glazed window.

Utility 4'11" x 5'0"

Work bench, double radiator, tiled flooring, double glazed window.

Separate WC

Low level WC, tiled floor and double glazed window.

First Floor Landing

Double glazed window.

Bedroom 1 11'11" x 9'3"

Double glazed window and single radiator.

Bedroom 2 11'10" x 10'1"

Double glazed window and double radiator.

Outside

Delightful rear courtyard with door to back lane.

Council Tax Band

The Council Tax Band is Band B.

Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Sea Road Viewings

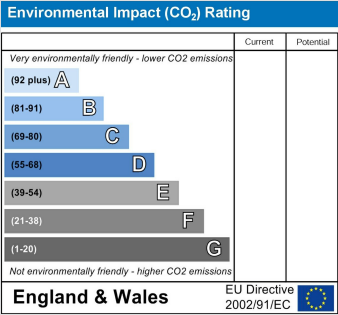
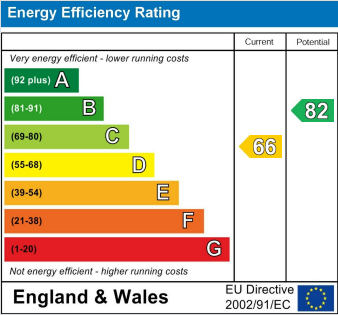
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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

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