









Enjoying a sought-after position on this conveniently positioned cul-de-sac located towards the Blue Bell end of Fulwell Road, this three bedroom bay windowed semi-detached home with south facing gardens to the rear, is available with no upward chain and is perfect for first time buyers and families. Comprising: entrance porch, reception hall, lounge, dining room, kitchen, utility, three first floor bedrooms and a bathroom, the property externally has gardens to the front, a drive to the side and spacious lawned gardens to the rear.

Benefitting from gas central heating and some UPVC double glazing to some rooms, the property needs some updating and modernising but carries huge potential. Walking distance from good schools, Sea Road shopping centre, Seaburn Metro Station and within easy reach of the coastline with its award winning Blue Flag beaches, this lovely home deserves immediate internal inspection in order to appreciate the many features on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC double glazed French doors to

Entrance Porch

With a part glazed door to reception hall.

Reception Hall

With a single radiator, and spindle balustrade staircase.

Living Room 11'8" x 14'7" into bay



UPVC double glazed windows to front elevation, gas fire, a single radiator and covered corncicing.

Dining Room 14'6" x 11'8" max dimensions into square to rear e



Featuring French doors into south facing gardens, feature fireplace, single radiator and covered corncicing.

Kitchen 6'0" x 8'7"



Base units with stone coloured working surfaces incorporating a single drainer stainless steel sink unit. Electric hob with built under electric oven, breakfast bar, wall mounted gas combination boiler serving hot water and

radiators. Single glazed window to the rear elevation, vinyl flooring and the room opens out into the utility.

Utility 7'7" x 4'7"



Single leaf structure requires rebuilding, space and plumbing for automatic washing machine and tumble dryer, space for fridge freezer, floor and eye level units with working surfaces. Single glazed window to side elevation, a door to the front and there is vinyl flooring.

First Floor Landing

With single glazed window to side elevation and there is an access point to the loft.

Bedroom 1 (front) 11'8" x 14'2" max dimensions into alcoves and bay



UPVC double glazed window to front elevation and a single radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 (rear) 10'3" x 12'1"



UPVC double glazed window to rear elevation and a single radiator.

Bedroom 3 (front) 6'5" x 6'0"



UPVC double glazed window to front elevation, single radiator.

Bathroom



Pedestal wash basin, bath with overhead electric shower-coloured suite with wall tiles, single glazed window, single radiator.

Separate WC

With wall tiles and a single glazed window.

Outside



Laid to lawn garden to the front with established borders, drive and a fence to the side, enclosed spacious south facing gardens to the rear with established lawns, well stocked borders, timber shed and additional storage to the side.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band C.

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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

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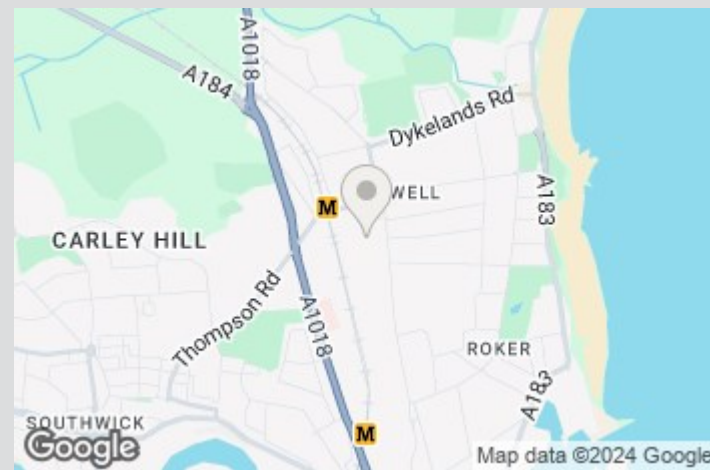
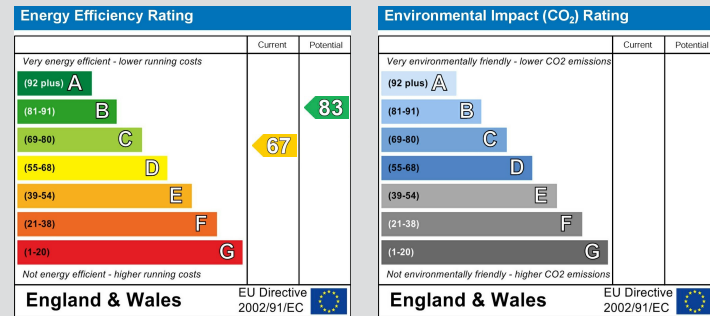
MAIN ROOMS AND DIMENSIONS

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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