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Enjoying a quiet position between Atkinson and Browne Road on one of these ever fashionable streets set within the thriving suburb of Fulwell, perfect for all amenities and the coast, this attractive 2 bedroom mid terraced cottage boasting a west facing courtyard to the rear is ideal for both first time buyers and those who require ground floor bedrooms and bathrooms.

Comprising entrance lobby, reception hall, living room, kitchen, 2 bedrooms and a bathroom and benefitting from gas central heating, UPVC double glazing and off street parking to the rear this splendid, well modernised home is walking distance from Sea Road shopping centre, Seaburn metro station and the sea front and is sure to impress all who view.



# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

### Entrance Hall

Single radiator, wood effect laminate flooring.

### Bedroom 1 14'1" into recess x 11'2" plus bay



Double glazed bay window to front and double radiator.

### Living Room 14'5" x 10'10" into recess



Double glazed window, electric fireplace with feature surround and single radiator.

### Kitchen 18'4" x 6'2"



Wall and base units with work surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor hood, tiled splashbacks, space for washing machine, space for fridge freezer, wood effect laminate flooring, single radiator, wall mounted gas boiler and double glazed window.

### Rear Lobby

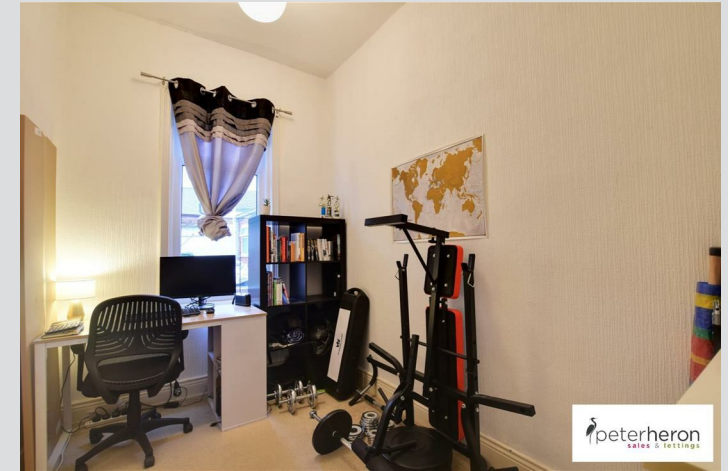
Door to courtyard.

### Bathroom



Low level WC, washbasin and panel bath with overhead shower and glass screen, part tiled walls and double glazed window.

### Bedroom 2 11'1" x 6'11"



Double glazed window and single radiator.

### Outside



Enclosed rear courtyard with timber gates.

### 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

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# MAIN ROOMS AND DIMENSIONS

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:-

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## 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

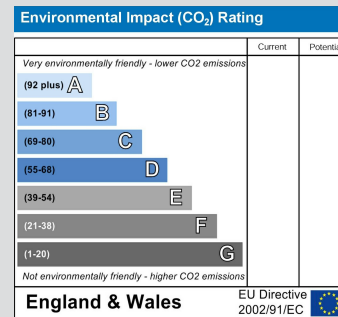
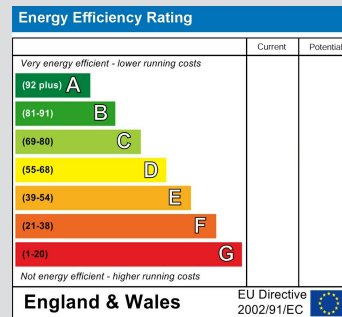
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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