









Available immediately with no upward chain, this popular style two bedroom and two reception room double fronted Edwardian cottage sitting within a good plot size with gardens to the rear together with a carport, offers an exciting opportunity for those looking to downsize to a property with all accommodation across ground floor level. Internal accommodation comprises lobby, hall, lounge open plan to dining room, kitchen, two bedrooms and a bathroom whilst features of note include gas central heating and UPVC double glazing.

Enjoying a sought after position within the fashionable "Little Scotland" streets of Fulwell, the property is ideal for an extensive range of coastal amenities including Sea Road shopping centre, metro stations at Seaburn and Stadium of Light and is also within easy reach of the sea front. Only upon internal inspection can you fully appreciate the potential this delightful has to offer. Viewing is a must!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Double glazed Composite door to lobby.

Entrance Lobby

Dado rail, glazed door to hall.

Reception Hall

Delft rack, wall panelling and built in cloaks cupboard.

Lounge 12'7" x 16'7"



Into bay with UPVC double glazed windows to front, single radiator, coved cornicing to ceiling, living flame gas fire with timber feature surround, marble insert and hearth, open plan to dining room.

Dining Room 11'3" x 13'3"



UPVC double glazed window, single radiator, coved cornicing to ceiling.

Kitchen 6'9" x 11'10"



Base and eye level units with rolled top working surfaces incorporating a single drainer 1 1/2 bowl sink unit with pedestal mixer tap, integrated appliances include a gas hob, overhead extractor hood and eye level electric oven, fridge freezer, housing and plumbing is provided for an integrated washing machine, fitted shelving, tiled splashbacks, double radiator, access point to loft. UPVC double glazed windows to side and rear aspects. Cupboard discreetly concealing wall mounted gas combination boiler serving water and radiators.

Bedroom 1 (front) 14'0" x 8'9"



UPVC double glazed window to front, single radiator.

Bedroom 2 (rear) 13'7" x 8'3"



Into fitted wardrobes with overhead cupboards, UPVC double glazed window to rear, single radiator.

Bathroom



Low level WC, pedestal washbasin and panel bath - white suite with part tiled walls, UPVC double glazed window to rear, single radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Forecourt to front, enclosed gardens to the rear enjoying a sunny aspect and featuring established lawns, borders and carport accessed via up and over door.

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

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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 £210.00 by Movewithus Ltd.

Sea Road Viewings

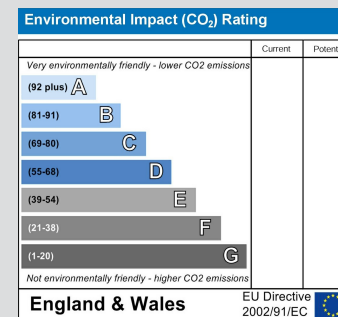
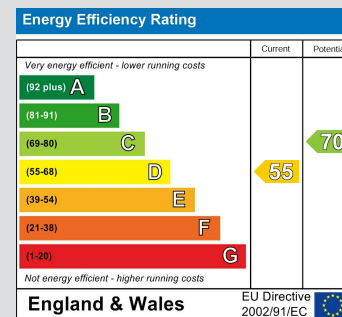
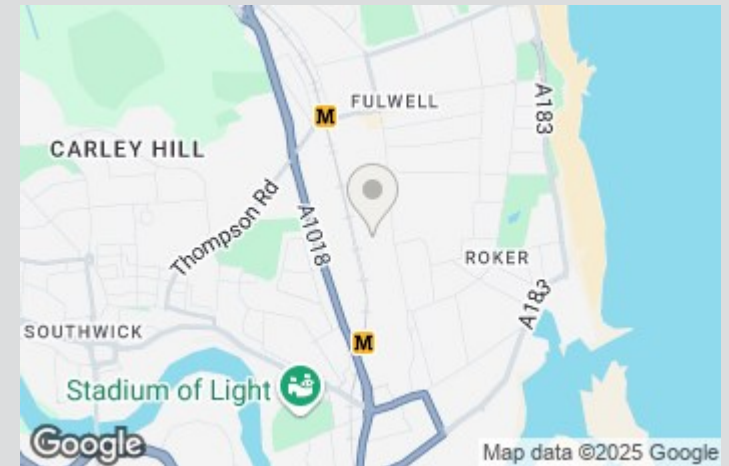
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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.



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