

Marina Avenue, Fulwell, Sunderland

£249,950




HOME







This impressive three bedroom semi-detached house has been comprehensively upgraded, extended and modernised to provide a superb standard of accommodation. The property occupies a delightful cul-de-sac position within this ever popular and convenient area of Fulwell. Internally the well presented accommodation on the ground floor includes an entrance porch, lobby with staircase to the first floor, lounge with bay window that opens through to a dining area that in turn connects through to a beautiful sun room with patio doors to the garden. From the dining area a door connects through to an excellent modern fitted kitchen. On the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is a block-paved driveway, an attached garage and a wonderful garden to the rear with a lawn and patio area. This location is ideal for local amenities, shopping facilities and schools as well as offering transport links including Seaburn Metro Station. We highly advise viewing to fully appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door.

Entrance Porch
Double glazed windows and inner door to lobby.

Lobby
Staircase to first floor and door to lounge.

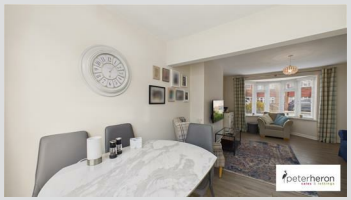
Lounge





Double glazed bay window to front, column radiator and the rooms opens through to dining room. ,

Dining Room

Door to kitchen and the rooms through into sun room.

Sun Room



Double glazed patio door the garden, tall double glazed windows overlooking the garden and column radiator.

Kitchen






The kitchen is divided into two areas, fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker, fridge freezer and washing machine, pantry, two radiators, double glazed window to rear and door to garage.

First Floor Landing
Double glazed window to side.

Bedroom 1




Double glazed bay window to front, radiator and fitted sliding door wardrobes.

Bedroom 2




Double glazed window to rear and radiator.

Bedroom 3



Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom




Low level WC, washbasin and panel bath with mains shower over, part tiled walls, chrome ladder style radiator and double glazed window.

Outside





There isa block paved drive providing off street parking, attached garage with roller shutter access door and housing the wall mounted boiler and internal door to kitchen, whilst to the rear there is a beautiful garden with lawn and attractive paved patio area along with planted borders.

Council Tax Band
The Council Tax Band is Band B.

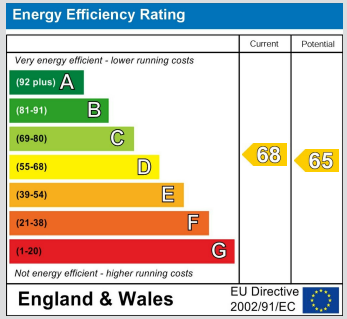
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

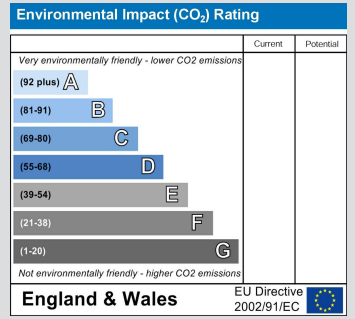
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Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

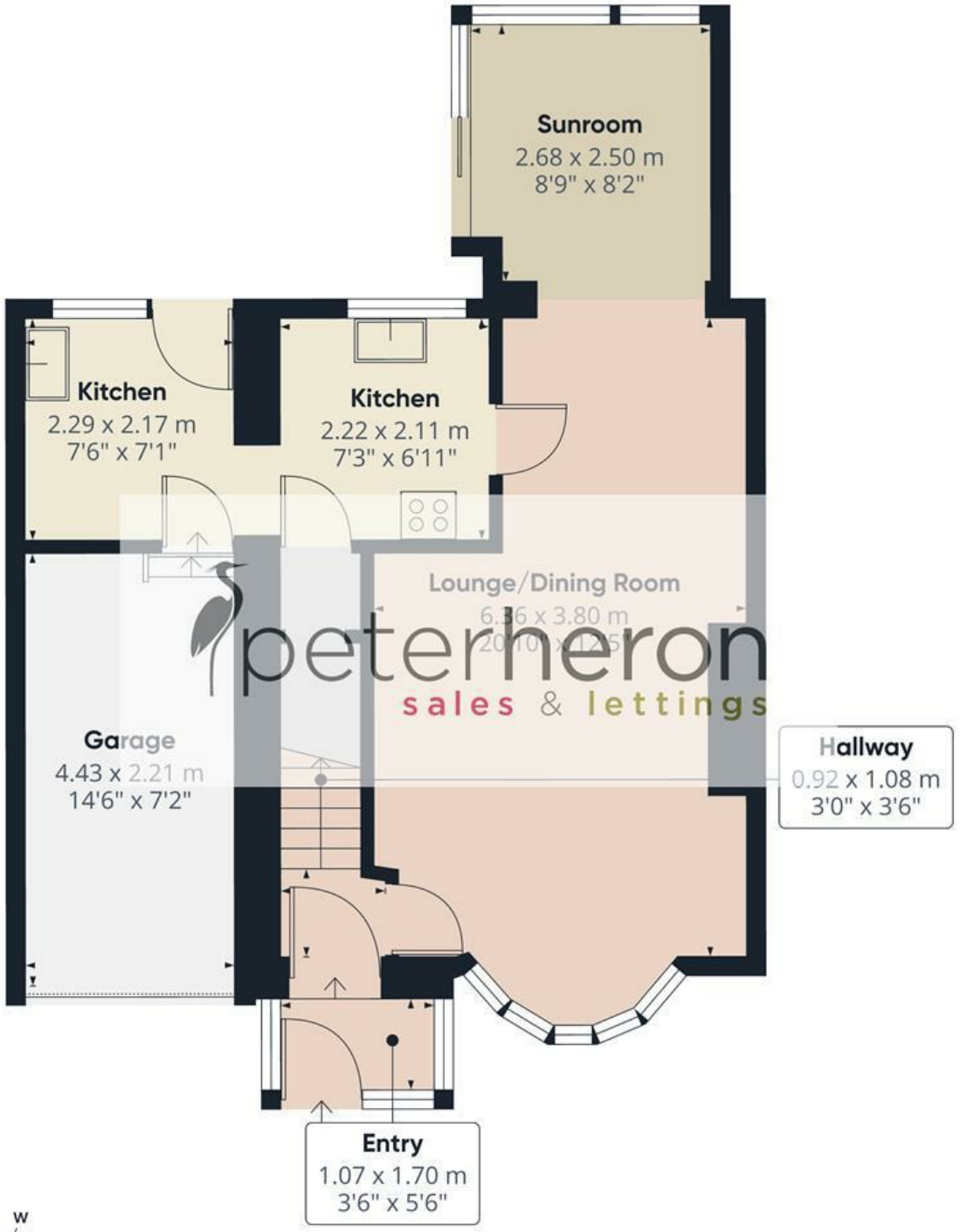
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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

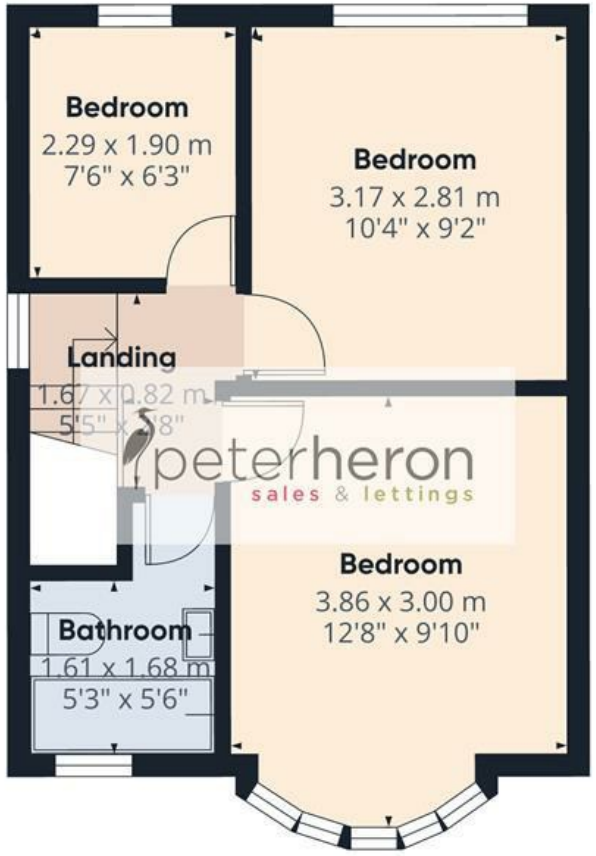








Ground Floor



First Floor

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Approximate total area(1)

81.7 m²

879 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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