









Popularly situated at the quiet Browne Road end of this desirable street set within the heart of Fulwell, this one bedroom mid terrace cottage with a west facing courtyard to the rear is available with no upward chain and is presented to a good standard throughout. Internally, the property comprises reception hall, lounge with open plan arrangement to dining room (bedroom 2), kitchen, principal bedroom and bathroom benefiting from gas central heating, UPVC double glazing and having a home office together with a west facing courtyard to the rear, this lovely home is within walking distance of all the superb amenities this fashionable coastal suburb has to offer and deserves immediate internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Bedroom 1 (front) 10'11" x 12'4"



Into UPVC double glazed bay window to front, fitted wardrobes to alcoves.

Lounge 10'11" x 14'4"



Electric fire with marble insert and Adam style surround, fitted cupboards and shelving with lighting to alcoves, two double radiators, solid oak flooring, open plan to dining room.

Dining Room/Bedroom 2 7'3" x 11'1"



Solid oak flooring, double radiator, UPVC double glazed French doors leading out to west facing enclosed courtyard.

Kitchen 6'0" x 8'11"



Wall and floor cupboards with granite coloured working surfaces incorporating single drainer stainless steel sink unit with pedestal mixer taps, tiled splashbacks, plumbing for washer, space for tumble dryer, space for fridge freezer, electric hob with overhead extractor, electric oven, tile effect laminate flooring, UPVC double glazed window to side, UPVC lined ceiling with LED downlights.

Rear Lobby

Wall mounted gas combination boiler serving hot water and radiators.

Wet Room



Low level WC, washbasin vanity unit, walk in shower enclosure - white suite with wall and floor tiles, UPVC lined ceiling with LED lighting and ceiling mounted extractor unit, heated towel rail, mirror fronted medicine cabinets, UPVC double glazed window to side.

Outside



Forecourt to the front, enclosed west facing courtyard to the rear with raised timber decked seating area, accessed directly from the dining room. External lighting.

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MAIN ROOMS AND DIMENSIONS

Home Office 6'1" x 5'8"



UPVC double glazed window and door, electric points.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

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 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:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Sea Road Viewings

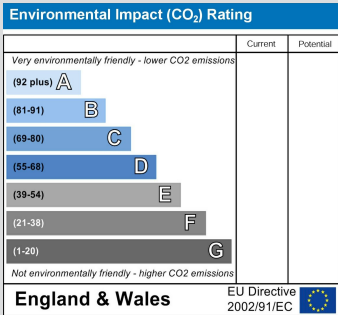
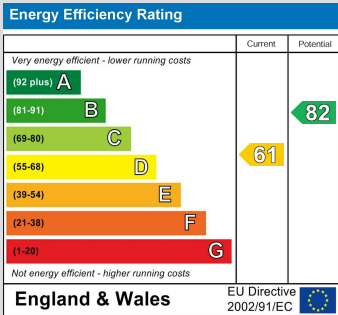
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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