









A two bedroom semi-detached house occupying a delightful cul-de-sac position within this highly regarded area of Fulwell, available June on an unfurnished basis. Internally the beautifully presented accommodation includes to the ground floor of an entrance lobby with staircase to the first floor, lounge, modern fitted kitchen that connects through to a dining room and there is a useful utility / cloakroom/wc. On the first floor there are two bedrooms and a contemporary bathroom. Benefits of the property include double glazing, gas central to radiators and a patio style garden to the rear. This convenient location is close to local amenities, shops and schools as well as providing excellent transport links to surrounding areas.

MAIN ROOMS AND DIMENSIONS

Entrance Lobby

Access via a double glazed entrance door, there is a staircase to the first floor and a door leading to the

Lounge 14'7" x 10'10"



Double glazed window to the front, a central heating radiator and a feature fire place with an electric fire. There is a door that connects through to the

Kitchen 13'7" x 8'0"



An impressive modern fitted kitchen fitted with wall and base units with work surfaces over incorporating a sink and draining unit. Integrated appliances include an electric oven and hob. There is a built in cupboard, a feature tall central heating radiator, a double glazed window to the side and a door leading to the

Dining Room 10'9" x 7'4"



Double glazed french door to the rear, a central heating radiator and a door to the

Utility/Cloakroom WC

This useful room has plumbing for a washing machine, a double glazed window to the rear and is fitted with a low level WC and a pedestal wash hand basin.

First Floor Landing

Double glazed window to the side and doors leading to the two bedrooms and bathroom.

Bedroom 1 11'0" x 15'2" into recess x 12'9"



This generously proportioned bedroom has two double glazed windows to the front and a central heating radiator.

Bedroom 2 10'9" x 6'7" (not including fitted wardrobes)



Double glazed window to the rear, a central heating radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Stunning contemporary bathroom fitted with a three piece suit comprising with a low level WC, pedestal wash hand basin and padel bath with mainshead shower over it. There is a chrome ladder style central heating radiator, an extractor fan and a double glazed window to the rear.

Outside



There is blocked paving to the front and a patio style garden to the rear.

Lettings Important Notice

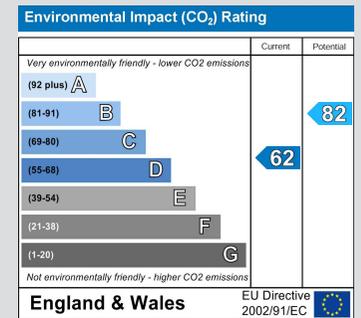
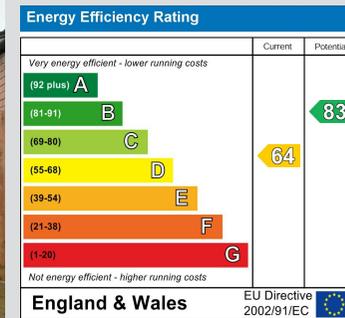
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Lettings Viewing Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm



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