









This superb three bedroom semi-detached house has benefited from a programme of updating and modernisation to provide an impressive standard of accommodation. The property occupies a delightful cul-de-sac position within this ever popular and convenient area of Fulwell. Internally the accommodation on the ground floor includes an entrance porch, hall with feature staircase to the first floor, lounge with bay window that opens through to a contemporary dining kitchen. On the first floor there are three bedrooms and a family bathroom/wc. Externally there is a driveway, attached garage and garden to the rear. This location is ideal for local amenities, shopping facilities and schools as well as offering excellent 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 to

## Entrance Porch

Double glazed windows, inner double glazed door to

## Hall



Feature staircase to first floor, radiator and door to lounge.

## Lounge 13'3" into bay x 11'10" into alcove



Double glazed bay window to front, tall feature radiator and the rooms opens through into dining kitchen.

## Dining Kitchen 17'4" x 10'0" not including bay



Fitted with a range of contemporary wall and base units with work surfaces over incorporating an inset sink unit, space for American style fridge freezer and range style cooker, double glazed window to rear, a further bay with double glazed window to rear, double glazed door providing access to the garden and a radiator.

## First Floor Landing



Double glazed window.

## Bedroom 1 14'0" into bay x 10'5"



Double glazed bay window to front, radiator.

## Bedroom 2 10'4" x 10'2"



Double glazed window to rear, radiator.

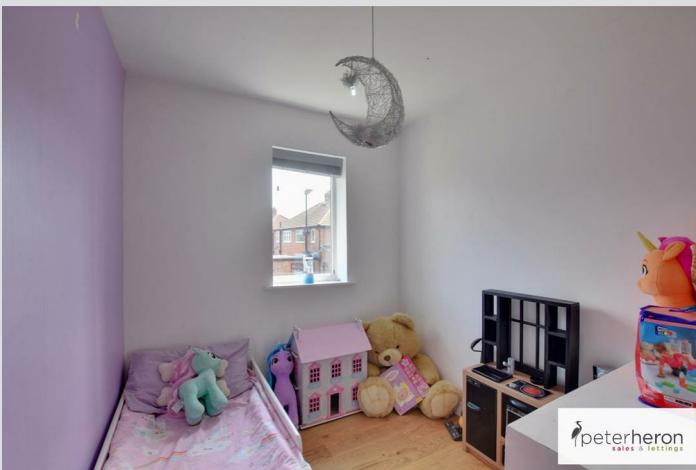
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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 7'2" x 6'9"



Double glazed window to front, radiator.

## Bathroom



Low level WC, pedestal washbasin and panel bath with shower attachment, chrome ladder style radiator and double glazed window.

## Outside



Driveway providing off street parking and attached single GARAGE and a garden to the rear.

## Council Tax Band

The Council Tax Band is Band C.

## 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

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. 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

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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 £300.00 by Movewithus 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](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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

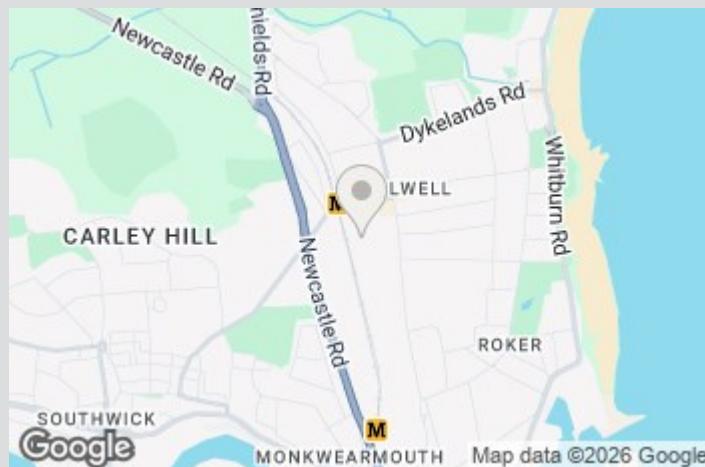
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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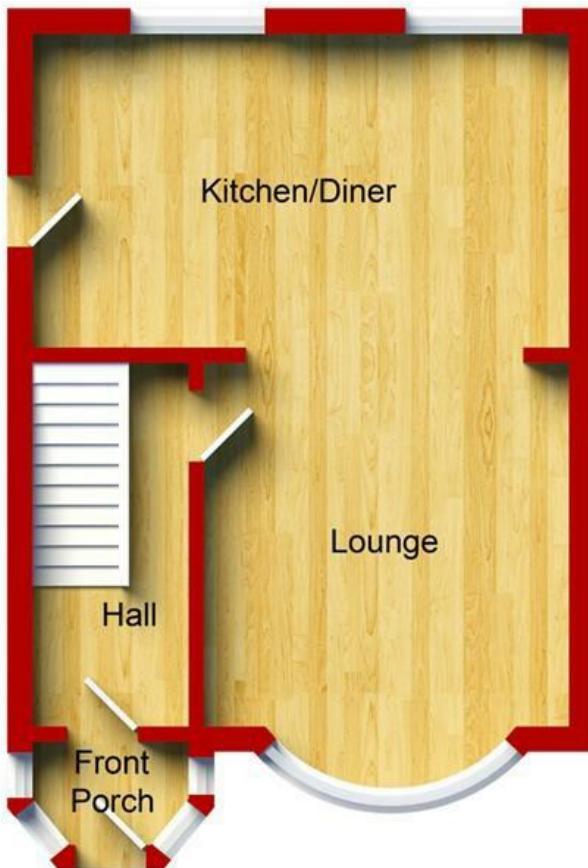
## MAIN ROOMS AND DIMENSIONS



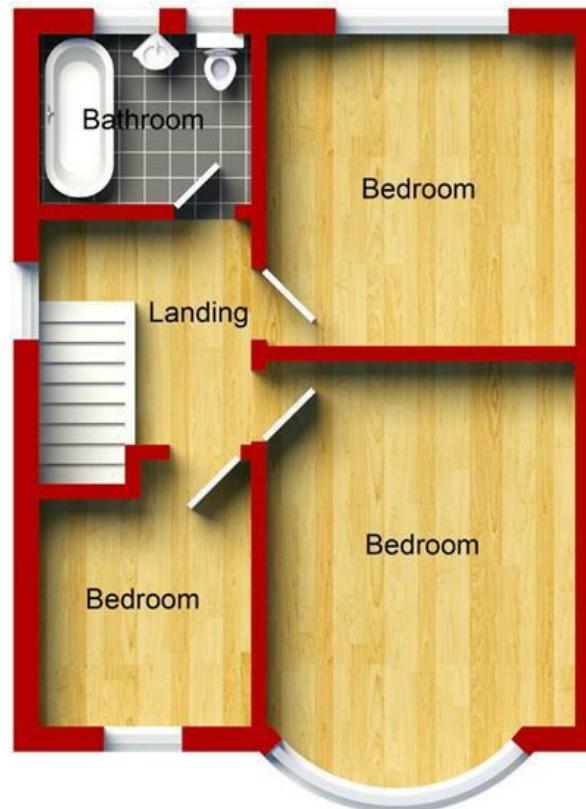
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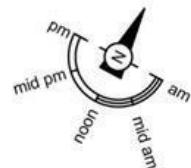
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Ground Floor  
Approximate Floor Area  
(38.80 sq.m)



First Floor  
Approximate Floor Area  
(37.20 sq.m)



6 Marina Grove