

Tucked away on a very quiet street and fronting onto Thompson Park with wonderful Fulwell Mill views in the distance, this surprisingly spacious three bedroom and two reception room mid terraced home with a south facing courtyard to the rear and garage with remote control door, offers comfortable living accommodation and is available with no upward chain.

Comprising reception hall, lounge, dining room, fitted kitchen, bathroom and three first floor bedrooms, the property benefits from gas central heating, UPVC double glazing and we have also been informed by our clients the property has recently been rewired.

Walking distance from Southwick Green and Sea Road shopping centres, the property is also well placed for the local Metro station, schools, the coast and Sunderland City centre.

Perfect for both first time buyers and landlord investors, this delightful home is sure to command a huge level of interest and needs to be viewed immediately as a quick sale is anticipated!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to reception hall.

Reception Hall

Single radiator, wood effect laminate flooring, door to dining room.

Dining Room 16'2" x 11'9"



Maximum dimensions into stairwell and cupboards to alcoves housing wall mounted gas combination boiler serving hot water and radiators, single radiator, turned staircase, UPVC double glazed window to rear.

Lounge 12'6" x 11'8"



UPVC double glazed window to front, single radiator, wood effect laminate flooring, fireplace with Resin surround, marble insert and hearth.

Kitchen 11'10" x 8'9"



Good selection of contemporary design base and eye level units with marble effect working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink unit with pedestal mixer tap, integrated appliances include a gas hob with tempered glass splashback and fan assisted electric oven whilst space has been provided for fridge freezer and plumbing for automatic washing machine, and dishwasher. UPVC double glazed window to side, UPVC double glazed door, wood effect vinyl flooring, single radiator, UPVC liend ceiling.

Bathroom



Low level WC, pedestal washbasin and panel bath with

overhead shower - white suite with walland floor tiles, UPVC lined ceiling, single radiator, UPVC double glazed window to side.

First Floor Landing

Single radiator, serving bedroom 1.

Bedroom 1 (front) 14'4" x 9'1"



UPVC double glazed window to front with wonderful views overlooking Thompson Park with Fulwell Mill beyond, single radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 6'0" x 15'7"



UPVC double glazed window to rear, double radiator.

Bedroom 3 (rear) 6'1" x 12'8"



UPVC double glazed window to rear, built in cupboard.

Outside

Enclosed courtyard to the rear with southerly aspect capturing the sunshine all day long leading to a garage with remote control roller shutter door.

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.

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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

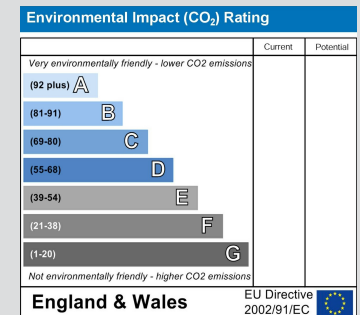
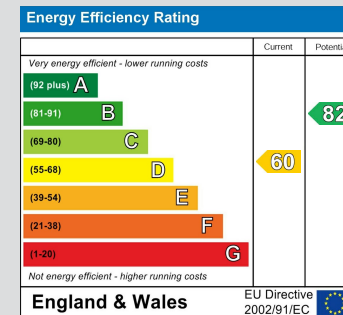
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

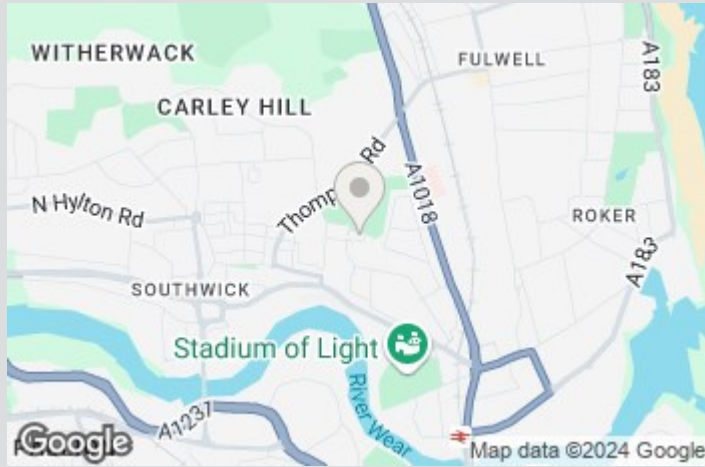
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MAIN ROOMS AND DIMENSIONS

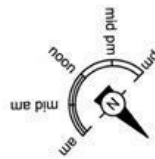


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Ground Floor
Approximate Floor Area
(50.84 sq.m)



First Floor
Approximate Floor Area
(37.52 sq.m)

7 Bruce Street