



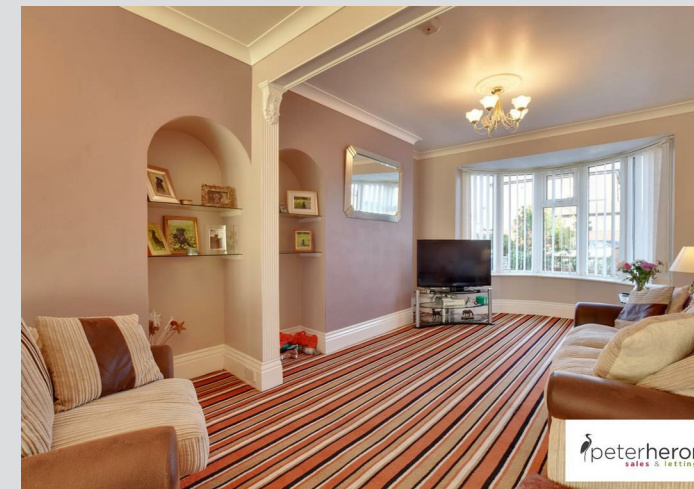
Neale Street, Fulwell, Sunderland

£249,950

sales & lettings







This impressive, larger style 3 bedroom bay window semi with an extended ground floor, occupying a highly desirable position on this well established street just off Fulwell Road offers an exciting opportunity to families searching for homes by the coast!

Internal accommodation comprises porch, reception hall, lounge, dining room, extended kitchen, 3 first floor bedrooms and a bathroom. The property boasts superb, spacious south facing gardens to the rear, a 2 car drive to the front and a garage to the side.

Benefitting from gas central heating and UPVC double glazing, the property is accessible to all of the amenities this fashionable suburb has to offer and is walking distance from the sea front and it's Award Winning beaches together with local parks. Early internal viewing is recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door into the entrance hall.

Entrance Hall



With a radiator, wooden spindle staircase to first floor landing, wood effect laminate flooring, double glazed window to the front and access to the kitchen and lounge.

Lounge 28'11" x 11'1" into alcoves



Double glazed bay window to the front, radiator, coved cornice to ceiling and open into the dining room.

Dining Room



Coved cornice to the ceiling, glazed French style doors leading to the rear garden and a radiator.

Breakfasting Kitchen 13'3" x 13'5"



This spacious breakfasting kitchen has tiled flooring, double glazed window to the rear, radiator, door leading to the rear garden, boiler store, storage cupboard and fitted overhead spotlights. The kitchen is fit with base and eye level units with work surfaces over incorporating a sink and drainer unit and an island breakfast bar. Integrated appliances include a double oven, gas hob with extractor hood over, fridge freezer and a dishwasher.

First Floor Landing



Double glazed window and doors connecting off to the bedrooms and bathroom.

Bedroom 1 10'2" x 9'9" plus the bay window



Double glazed bay window to the front, fitted overhead spotlights, radiator and wood effect laminate flooring.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'2" x 11'2" plus the bay window



Fitted wardrobes, double glazed bay window and a radiator.

Bedroom 3 6'2" x 6'5"



Radiator and a double glazed window.

Bathroom



Fit with low level WC, pedestal wash basin, panelled corner bath with showerhead over, double glazed window, part tiled walls and access to the loft via ceiling hatch.

Outside



To the front of the property there is a driveway leading to an attached garage and lawned garden whilst to the rear there is delightful south facing garden laid mainly to lawn with a block paved patio area and access into the garage.

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

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Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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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.

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MAIN ROOMS AND DIMENSIONS

Sea Road Viewings

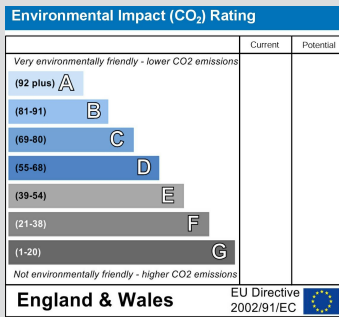
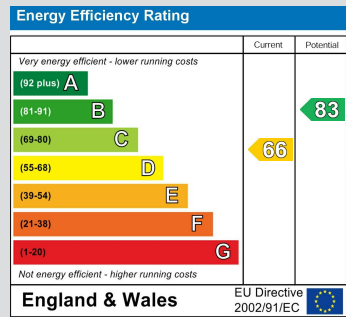
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

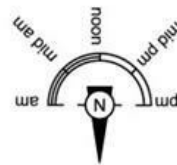


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Ground Floor
Approximate Floor Area
(61.52 sq.m)



First Floor
Approximate Floor Area
(36.94 sq.m)

73 Neale Street