

A beautifully presented and deceptively spacious three / four bedroom mid terrace cottage, situated within this ever popular area of Fulwell. Internally the immaculate and stylish accommodation includes an entrance vestibule, hall, two main reception rooms, both with multi fuel burning stoves and an additional room, currently used as a play room that would also be ideal as a study. There is a fabulous 21ft kitchen, fitted with an excellent range of units and luxury worksurfaces and there is an impressive contemporary bathroom/wc. A staircase from the dining room leads up to the first floor where there are three bedrooms, plus an additional box room / small fourth bedroom. The property benefits from double glazing, gas central heating to radiators (where stated) and a delightful courtyard to the rear. This location is ideal for local amenities, shops and schools, the coast and offers excellent transport connections including the Metro system. Viewings highly recommended to appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via double glazed entrance door to

Vestibule

There is an inner door leading through to the hall.

Hall



With a tall feature radiator and doors leading off to the lounge, dining room and play room.

Lounge 14'8" into alcove x 14'0" into bay



This impressive room has a double glazed bay window to the front, a radiator and a feature multi fuel burning stove.

Play Room/ Study 7'9" x 6'11" sloping ceiling to one area



This versatile room is currently being utilised as a play room.

Dining Room 14'4" x 9'5"



Double glazed window to the rear, radiator, multi fuel burning stove, door to the kitchen and a staircase to the first floor.

Kitchen 21'2" x 9'5" narrowing to 6'0"



This stunning kitchen is fitted with an excellent range of

modern wall and base units with luxury work surfaces over, incorporating a sink unit, integrated appliances include an oven, microwave, induction hob, dish washer, fridge freezer and a washing machine, there is a radiator, two double glazed windows, double glazed door to the courtyard, space provided for the inclusion of a wine fridge and there is a door to the bathroom.

Bathroom



Contemporary suite, comprising of a low level WC with a concealed cistern, wash hand basin set into vanity unit and a roll top bath with shower attachment over, a period style radiator with heated towel rail and a double glazed window.

First Floor Landing



Doors leading off to the bedrooms.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'10" x 9'11"



Double glazed window to the front, radiator and three quarter panelled walls.

Bedroom 2 9'1" x 5'10"



Double glazed window to front and a radiator.

Bedroom 3 6'10" x 5'10" approx measure to sloping ceiling



Velux window.

Box Room/Bedroom 4 6'3" x 3'3" approx measure to sloping ceiling



The box room would make an ideal nursery or study and has a Velux window.

Outside



Small forecourt area to the front and a attractive courtyard to the rear.

Council Tax Band

The Council Tax Band is Band B

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.

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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:-

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Sea Road Viewings

To arrange an appointment to view this property please

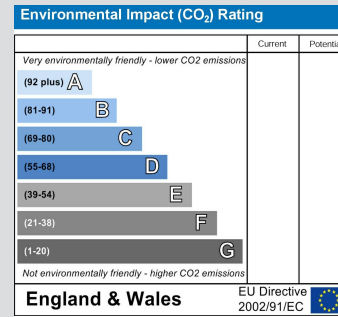
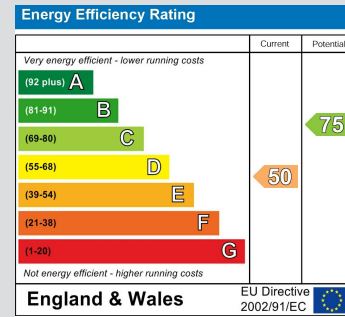
contact our Sea Road branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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