









A beautifully presented and deceptively spacious two bedroom mid terraced Victorian cottage located at the sought after Fulwell end of Bright Street in a highly regarded coastal suburb of the City.

Internal accommodation comprises entrance vestibule, reception hall, living room, two bedroom, dining kitchen and bathroom whilst the property also benefits from gas central heating and UPVC Double Glazing.

Externally, there is a forecourt to the front and large west facing courtyard to the rear with secure off street parking. Within walking distance from a superb range of amenities, Roker Recreational Park and the sea front, this delightful home is literally ready to move into and is available with no upward chain.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Entrance Portico

Original tiled floor, Georgian design period glazed door to

## Reception Hall

Original coved cornicing to ceilings, wood effect laminate flooring, dado rail, single radiator.

## Bedroom 1 (front) 15'3" x 15'5"



Into bay with UPVC double glazed windows to front, single radiator x2, dado rail.

## Living Room 13'5" x 14'4"



Into arched alcoves, living flame gas fire with Louis style surround, marble insert and hearth, wood effect laminate flooring, UPVC double glazed window to rear, double radiator.

## Bedroom 2 6'9" x 10'9"



UPVC double glazed window to rear, single radiator, dado rail.

## Dining Kitchen 8'10" x 16'7"



Base and eye level units with stone coloured working surfaces incorporating single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer taps, integrated appliances include a five burner gas hob with overhead extractor hood, built under electric oven, space for a under bench fridge, space for fridge freezer and plumbing for automatic washing machine, built in cupboard discreetly conceals a wall mounted gas combination boiler serving hot water and radiators, tiled splashbacks, dining area with double radiator, tile effect laminate flooring, access point to loft. UPVC double glazed window and door to side elevation.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, corner bath with overhead shower and pedestal washbasin - white suite with tiled walls, part tiled walls, UPVC double glazed window to side, single radiator, tile effect vinyl flooring.

## Outside



Forecourt to the front, large enclosed west facing courtyard to the rear with a lovely seating area, timber shed and access for car providing secure off street parking via electric roller shutter doors.

### 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.

### 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)

### 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. 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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### 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

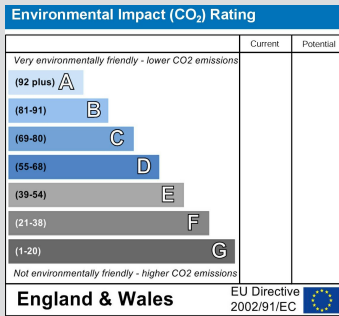
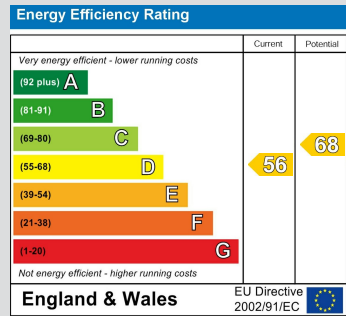
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## Opening Times

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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