









This deceptively spacious two / three bedroom end terrace property enjoys a superb position within this highly desirable area of Fulwell. Internally the accommodation is laid out over two floors, accessed on the ground floor via an attractive hall with staircase to the first floor. There is a lounge to the front with a bay window and feature fireplace, kitchen, bathroom/wc and a versatile room currently used as a bedroom that would also be ideal as a reception room. On the first floor there are two bedrooms. Externally there is an pleasant lawned garden to the front and a delightful courtyard to the rear with decked area and block-paved area with an up and over access door, providing off street parking, if required. This convenient location is ideally placed for Sea Road shopping centre, the Sea Front and award winning beaches. Viewing is highly advised.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door into

### Reception Hall



Attractive reception hall with stripped and varnished floor boards and a staircase to the first floor with under stair storage cupboard.

### Lounge 14'1" into bay x 11'9"



This attractive room has a double glazed box style bay window to the front, a further double glazed window to the side, radiator, stripped and varnished floor boards and a feature fireplace.

### Bedroom 1/ Dining Room 11'8" x 11'6"



This versatile room is currently being utilised as a bedroom but could also be ideal as a reception room, has double glazed windows to the side and rear, radiator and stripped and varnished floorboards.

### Kitchen 9'11" x 8'8"



Wall and base units with work surface over incorporating a sink and drainer unit, spaces have been provided for the inclusion of a cooker and a washing machine, there is a radiator, double glazed window and access through to the lobby.

### Lobby



With space provided for the inclusion of a fridge freezer, there is a door to the bathroom and a external double glazed door leading out to the rear of the property.

### Bathroom



Three piece suite with low level WC, pedestal wash hand basin and panel bath with electric shower over, there is a radiator, tiled walls and a double glazed window.

### First Floor Landing

With a built in storage cupboard and doors leading of to the two further bedrooms.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 13'5" approx measure sloping ceiling x 8'10"



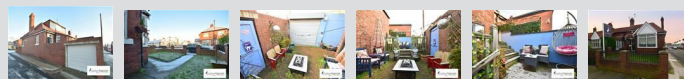
Double glazed window to the rear and a radiator.

## Bedroom 3 9'10" x 6'3"



Double glazed window to the rear and a radiator.

## Outside



To the front of the property there is a lawned garden and pathway whilst to the rear there is a delightful courtyard with a decked area, blocked paved area with roller shutter access door providing off street parking if required, there is also access to a useful cellar.

## 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. 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:-

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

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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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron 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

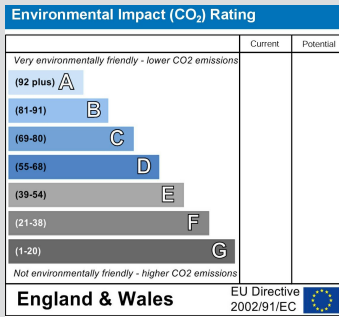
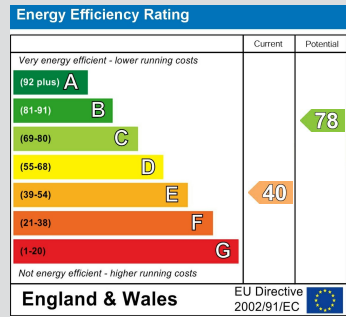
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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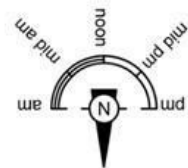
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Ground Floor  
Approximate Floor Area  
(50.48 sq.m)



Room In Roof  
Approximate Floor Area  
(24.45 sq.m)



97 Atkinson Road