









A beautifully presented five bedroom and two bathroom pre-war semi set within this enormously popular street located in the heart of Fulwell. With attractive internal decor throughout, the property has a wonderful ready to move into feel and offers "Turnkey" accommodation set across two floors.

To the ground floor there's an entrance porch with reception hall which serves a front facing lounge and impressive open plan living room featuring a wood burning effect cast iron stove and open plan kitchen and dining room. In addition there is a fifth bedroom with an en-suite bathroom. At first floor level there four further bedrooms and a family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has a large drive to the front with off street parking for up to three cars and enclosed gardens to the rear with a raised timber decked seating area. All the wonderful amenities that this highly fashionable suburb has to offer are within close proximity on foot and the property is also convenient for Sunderland's magnificent coast with award winning Blue Flag beaches.

MAIN ROOMS AND DIMENSIONS

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Ground Floor

Double glazed Composite entrance double door to

Entrance Vestibule

Wood strip floor, radiator.

Lounge 14'7" x 11'9"



Double glazed bay window to the front elevation, wood effect flooring, reconditioned Victorian open fire place, radiator, coving to ceiling.

Kitchen/Living/Family Room 20'0" max x 27'7" max



An impressive open plan kitchen/living/family room having three double glazed windows to the rear elevation, three velux style windows set within vaulted ceiling, double glazed bi folding doors opening to the garden, two radiators, recess spot lighting.

Kitchen Area



The kitchen is fitted with a comprehensive range of white gloss floor and wall units, tiled splashback, sink and drainer with mixer tap, cupboard with wall mounted gas boiler, 5 ring gas hob with extractor over, electric oven, integrated dish washer, fridge freezer and washing machine there is a central breakfasting island with storage cupboard, wine rack and wine cooler.

Inner Hall

Wood strip floor, stairs leading to the first floor.

Bedroom 5 10'9" x 6'0"



Ground floor bedroom or reception room having a double glazed bay window to the front elevation and radiator.

En-Suite



Modern white suite comprising low level WC, pedestal wash

MAIN ROOMS AND DIMENSIONS

basin with mixer tap, bath with mixer tap and shower over, tiled walls and floor, chrome towel radiator, recess spot lighting, extractor.

First Floor Landing

Double glazed window to the front elevation, radiator, loft access, storage cupboard.

Bedroom 1 (front) 14'7" into bay x 11'8"



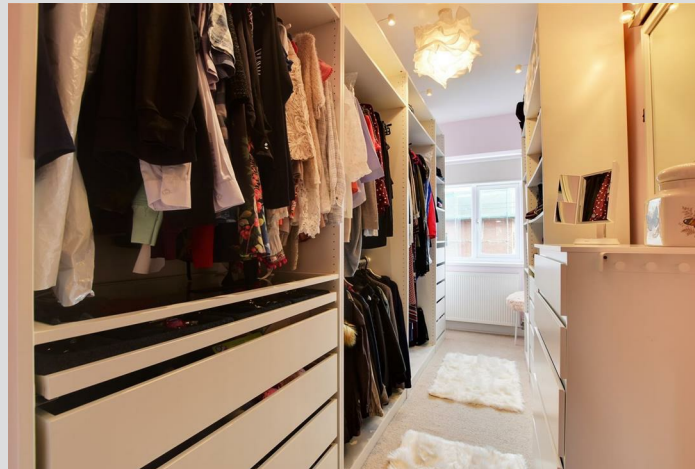
Double glazed bay window, radiator.

Bedroom 2 (rear) 11'9" x 12'5"



Double glazed window, radiator.

Bedroom 3 (rear) 13'9" x 6'0"



Double glazed window, radiator.

Bedroom 4 (front) 6'1" x 8'6"



Radiator, double glazed bay window.

Family Bathroom



Contemporary white suite comprising low level WC with concealed cistern, washbasin vanity unit with centre mixer

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

taps and cupboard under, P shaped shower bath with overhead shower and glass screen, wall and floor tiles, fitted wall cupboards, double glazed window and radiator.

Outside



Externally there is a double width driveway to the front elevation providing off street parking whilst to the rear is a garden with artificial grass lawn and a raised decked seating area.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

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 particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

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

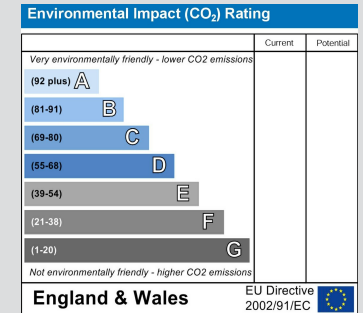
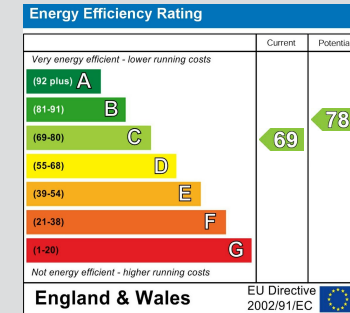
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

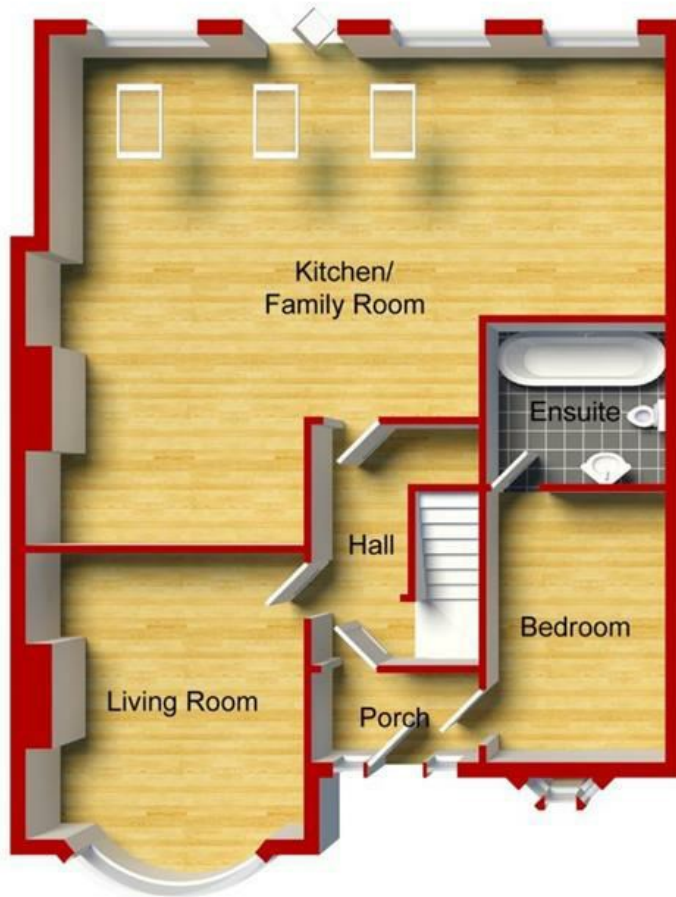
Ombudsman

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



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor



First Floor

3 Prince George Avenue

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.