









A larger than average four bedroom end terraced home offering spacious family sized accommodation flooding with an abundance of natural daylight and boasting a south facing courtyard to the rear.

The property offers a comfortable living space arranged over two floors and comprises entrance lobby, reception hall, ground floor WC and washroom, lounge, dining room, breakfasting kitchen, four bedrooms and a large family bathroom and benefits from gas central heating, UPVC double glazing and offers secure off street parking to the rear.

Sitting within the hugely fashionable suburb of Fulwell, the property is within easy walking distance of excellent amenities including good schools, shops, Metro station, cafes, bars and restaurants and is particular convenient for the Coast with its award winning Blue Flag beaches. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Composite double glazed door to

Entrance Lobby

Glazed door to

Reception Hall



Spindle balustrade staircase and understairs storage cupboard, single radiator, wood effect flooring, coved cornicing to ceiling.

Lounge 14'3" x 15'10" into bay



UPVC double glazed bay window to front, fireplace, coved cornicing to ceiling, radiator.

Dining Room 12'1" x 14'4"



UPVC double glazed window to rear, single radiator, gas fire

with feature surround, wall lights to alcoves, coved cornicing to ceiling.

Kitchen 9'0" x 15'2"



Extensive range of base and eye level units with granite coloured working surfaces incorporating single drainer stainless steel sink unit with pedestal mixer tap, plumbing for automatic washing machine and dishwasher, gas hob with built under electric oven, overhead extractor hood, space for fridge freezer, tiled splashbacks, wall mounted gas combination boiler serving water and radiators, UPVC double glazed windows to side, understairs storage cupboard, vinyl flooring,

Side Lobby

Ground Floor WC

Low level WC with corner washbasin, UPVC door leading out into south facing rear courtyard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 4 8'0" x 6'10"



UPVC double glazed window to side, double radiator, perfect space to use as a home office.

First Floor Landing

UPVC double glazed window to side, radiator.

Bedroom 1 (rear) 12'5" x 13'9"



UPVC double glazed window to rear, single radiator, T fall ceiling.

Bedroom 2 (front) 13'10" x 11'10"



Maximum width into wardrobes with overhead cupboards

and dressing table, UPVC double glazed window to front, single radiator, T falls ceiling.

Bedroom 3 (side) 6'7" x 10'4"



UPVC double glazed window to side, single radiator.

Family Bathroom 9'4" x 11'3"



Low level WC, washbasin vanity unit with cupboards under and mirror over, free standing panel bath with shower mixer tap an overhead shower rose - attractive white suite, solid oak flooring, UPVC double glazed windows to side and rear aspects, ceiling mounted extractor unit, period style radiator.

MAIN ROOMS AND DIMENSIONS

Outside



Forecourt to front and enclosed courtyard to the rear with south facing aspect and off street parking accessed via up and over door. External cold water supply.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band B 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.

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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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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