



- Three Bedroom Terraced House
- Two Reception Rooms
- Conservatory
- Close to Roker Park

Neale Street, Fulwell, Sunderland

THREE BEDROOM TERRACED HOUSE located in the popular residential area of Fulwell, Sunderland. The property offers spacious living accommodation with TWO RECEPTION ROOMS. **GAS CENTRAL HEATING** **UPVC DOUBLE GLAZING** **CONSERVATORY**

Offers In Region Of £170,000



Property Description

LIVING ROOM

14' 6" x 15' 10" (4.44m x 4.83m into bay) With spacious accommodation and tall ceilings, the front living room offers a decorative double glazed bay window, fireplace and carpet. Warmed via central heating radiator.

DINING ROOM

12' 6" x 15' 0" (3.82m x 4.58m) Large second reception room with double glazing window, carpet and radiator.

KITCHEN

8' 8" x 14' 6" (2.65m x 4.43m) Modern fitted kitchen with a range of wall and base units, freestanding oven with gas hob, plumbing for washing machine, stainless steel sink and drainer with mixer tap, tiled flooring and radiator.

CONSERVATORY

7' 7" x 13' 4" (2.32m x 4.08m) Warmed via gas central heating, tiled flooring and sliding patio doors leading into the rear yard.

ENTRANCE HALL

Entered via UPVC door leading into vestibule, hallway with under stairs storage cupboard.

MASTER BEDROOM

15' 2" x 12' 8" (4.63m x 3.87m) Generous double bedroom with double glazed windows, radiator and carpet. Feature fireplace built into the chimney breast.

BEDROOM TWO

11' 4" x 12' 5" (3.47m x 3.81m) Double bedroom with double glazed windows, radiator and carpet.

BEDROOM THREE

7' 1" x 9' 4" (2.17m x 2.86m) Bedroom to the front of the property with double glazed windows, radiator and carpet.

BATHROOM

8' 7" x 5' 1" (2.64m x 1.55m) Fitted with white suite comprising of





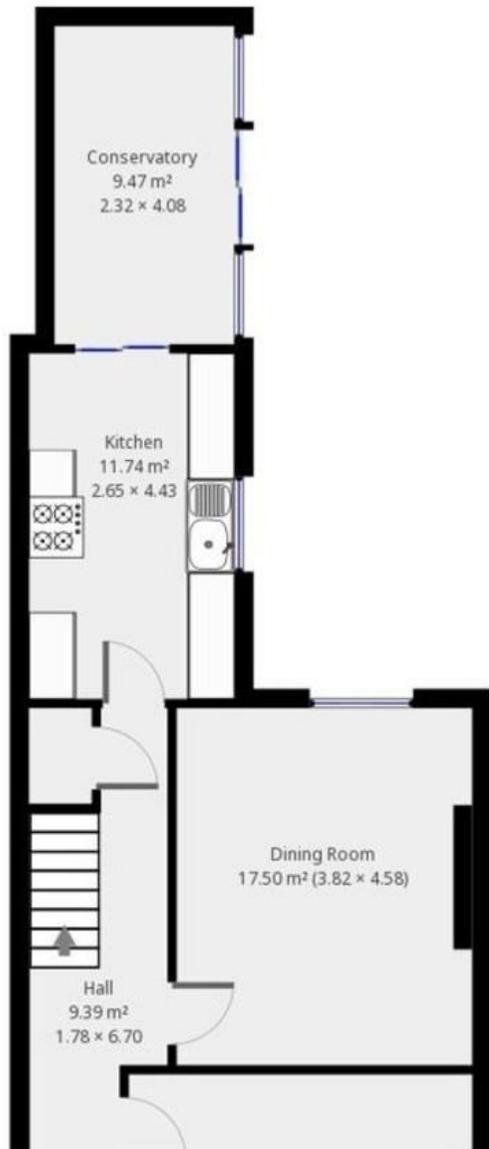
panelled bath with overhead shower and tiled walls, pedestal wash basin and low level toilet. Light entered via frosted glass UPVC window.

EXTERNAL

To the front of the property there is a gated entrance, whilst to the rear there is a paved yard entered via roller garage door, providing off street parking.

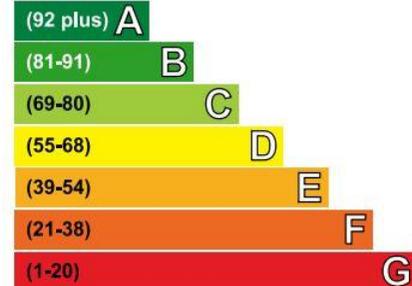






Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

	Current	Potential
	58	72

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements