









This charming and spacious 1930s semi sitting along a well established avenue set within the heart of Fulwell, offers a wonderful internal living space which is literally ready to move into.

Available with no upward chain, the property features a large welcoming reception hall serving a front lounge, rear living room and well equipped kitchen, whilst at first floor level there are three good sized bedrooms and a spacious family bathroom. Gardens to the front are accompanied by a double width drive and garage at the side, whilst to the rear there are delightful enclosed gardens with manicured lawns, a patio seating area and two raised timber decked seating areas perfect for alfresco dining and lazy sunny days.

Walking distance from Sea Road, Seaburn Metro and all the amazing amenities this fashionable suburb has to offer, the property is also perfect for Sunderland's suburb coast with award winning Blue Flag beaches.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to

## Reception Hall

Turned spindle balustrade staircase, wood effect laminate flooring, single radiator., large understairs cupboard with fitted shelving.

## Lounge (front) 14'0" x 14'11"



Into bay with UPVC double glazed window to front, wood burning cast iron stove set within recess fireplace with Newminster surround, wall lights to alcoves, coved cornicing to ceiling, single radiator, wood effect laminate flooring.

## Living Room 12'1" x 15'6"



Into bay with UPVC double glazed windows overlooking rear garden, single radiator, gas fire with Newminster style surround, marble insert and hearth, fitted glass fronted display cabinets to alcoves, coved cornicing to ceiling.

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



Base and eye level units with granite working surfaces and upstands incorporating under and insert 1 1/2 bowl stainless steel sink unit with mixer tap, electric induction hob with granite splashbacks and overhead extractor hood, split level electric oven and combination microwave, integrated fridge freezer, integrated automatic washing machine, mosaic tile effect vinyl flooring, UPVC double glazed window to rear, UPVC double glazed door to side providing access into rear gardens.

## First Floor Landing

UPVC double glazed window to side, access point to loft.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 (front) 10'6" x 12'0"



UPVC double glazed window to front, radiator.

## Bedroom 2 (rear) 12'6" x 12'0"



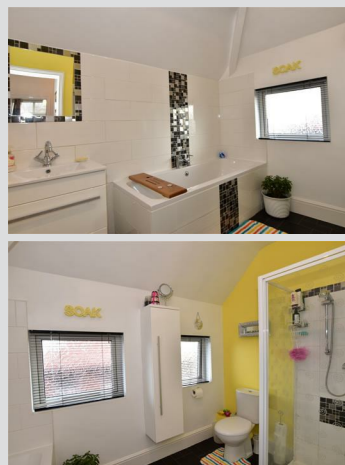
UPVC double glazed bay dormer window to rear, single radiator.

## Bedroom 3 (front) 11'1" x 9'4"



UPVC double glazed dormer window to front, single radiator.

## Bathroom



Low level WC, washbasin vanity unit with drawers under, corner shower cubicle and panel double ended bath - white

suite with part tiled walls, vinyl flooring, single radiator, UPVC double glazed windows to side.

## Outside



Landscaped gardens to the front with double width drive, GARAGE to side with up and over door. Enclosed landscaped gardens to the rear with manicured lawns, established borders and a wonderful patio seating area capturing sunshine all day long whilst there is also a raised timber decked seating area to two corners of the garden capturing sunshine all through the day and offering areas for alfresco dining.

## 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.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold on a 999 year term which is classed as a Virtual Freehold. The Ground Rent of £5.26 per annum is paid to Morgoed Estates Ltd. based in Shropshire. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

## 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](http://peterheron.co.uk)

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# MAIN ROOMS AND DIMENSIONS

## 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.

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

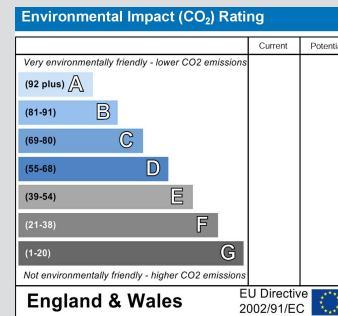
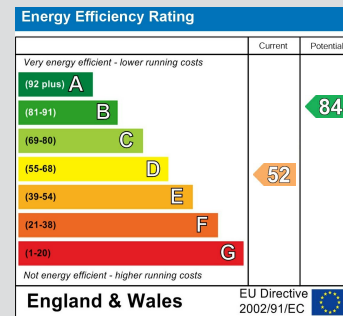
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## Opening Times

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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