Stranton Terrace, Fulwell, Sunderland

£174,950

Beautifully presented and offering a true turnkey opportunity, this spacious three-bedroom mid-terrace dormer cottage is ideal for families and first-time buyers alike. Situated on a highly sought-after street in the heart of Fulwell, one of Sunderland's most desirable coastal suburbs, this is undoubtedly one of the finest examples of its kind currently available.

The well-proportioned accommodation briefly comprises an entrance lobby, welcoming reception hall, a bright and spacious lounge (which could also serve as a fourth bedroom), separate living/dining room, well-appointed fitted kitchen and a modern bathroom. To the first floor are three generously sized bedrooms.

The property further benefits from gas central heating and UPVC double glazing throughout. Externally, there is an attractive forecourt to the front and a private enclosed rear courtyard featuring a remote-controlled electric roller door providing secure off-street parking.

Perfectly positioned just off Fulwell Road, the property is within walking distance of excellent local schools, a wide range of amenities, and the Stadium of Light Metro Station. Roker Park, the beautiful seafront, and award-winning Blue Flag beaches are all close by, while Sunderland City Centre and major road links offer convenient access across the wider North East.

Presented to an exceptional standard throughout, this impressive home is ready to move straight into, is offered with no onward chain and is certain to attract significant interest. Early viewing is highly recommended to fully appreciate everything it has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
UPVC double glazed feature door to

Entrance Vestibule

Reception Hall

Laminate flooring and radiator.

Lounge (front) 12'7" x 15'7"

UPVC double glazed bay window to the front elevation, laminate flooring, coved cornicing and radiator.

Living Room/Dining Room 13'6" x 20'4"

Turned spindle balustrade staircase, feature fireplace, radiator, wood effect laminate flooring, understairs storage cupboard, UPVC double glazed window to rear elevation, and second single radiator.

Kitchen 13'10" x 8'3"

Selection of base and eye level units with working surfaces incorporating a single drainer sink unit with mixer tap, range cooker with overhead extractor hood, space and plumbing for washing machine, tumble dryer and dishwasher, space for fridge and freezer, wall mounted gas combination boiler serving hot water and radiators UPVC double glazed window to side elevation and laminate flooring.

Lobby
UPVC door providing access out to the rear courtyard.

Bathroom

Low level WC, washbasin and shower bath with overhead shower and glass screen - attractive white suite with wall and floor tiles, UPVC double glazed window, single radiator and extractor unit.

First Floor Landing

Bedroom 1 (rear) 10'11" x 14'8"

UPVC double glazed window and radiator.

Bedroom 2 (front) 12'9" x 7'5"

UPVC double glazed window and single radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 (front) 9'4" x 8'5"

UPVC double glazed window, shelved cupboards, laminate flooring and single radiator.

Outside

Forecourt to the front and an enclosed courtyard to the rear with artificial lawn and electric roller shutter door providing access for secure off street parking.

Council Tax
The Council Tax Band is Band A.

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:-

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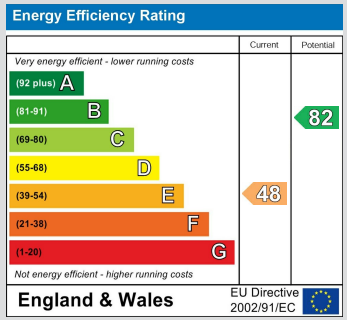
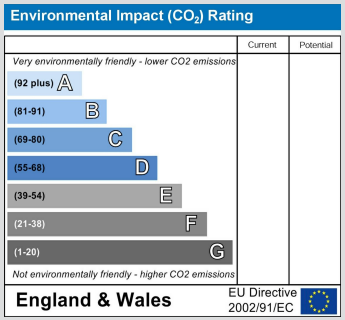
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

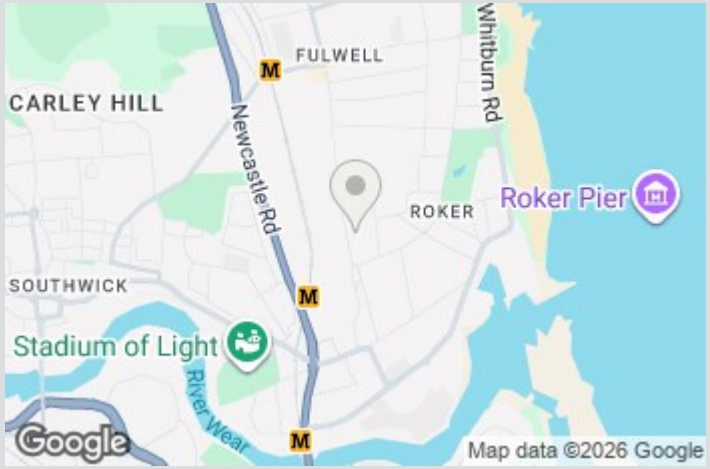
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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





MAIN ROOMS AND DIMENSIONS



Ground Floor

First Floor

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Approximate total area(1)

101.9 m²

1098 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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