









A magnificent double fronted two bedroom Edwardian cottage finished to the highest of standards and indeed something quite special, this beautiful home is without doubt one of the finest example of its kind on the open market today and can only be fully appreciated upon internal inspection. Sitting within this fashionable street in the "Little Scotland" quarter of Fulwell which is a highly sought after coastal suburb walking distance from all amenities and the sea front, the property offers a stair free living space ideal for those who wish to have convenience close to hand. Ready to move into, the property features an entrance vestibule, reception hall, open plan living room with wood burning stove and French doors leading out into west facing landscaped gardens, a bespoke handmade kitchen with a host of appliances, two bedrooms and a stunning bathroom. Features of note include solid oak Herringbone patterned flooring to the reception hall and living room, plaster cornicing and architraving, gas central heating, UPVC double glazing, an adjoining outhouse suitable for a variety of uses whilst externally there is a town garden to the front within enclosed gardens to the rear with secure off street parking accessed via remote control doors and a workshop which could also service as a summerhouse or home office. Immediate internal inspection is unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

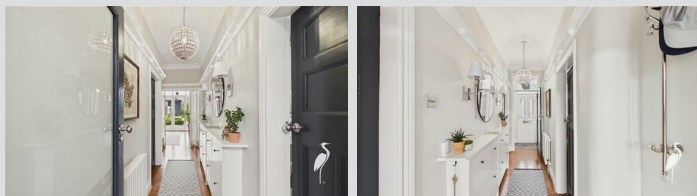
All On Ground Floor

Access via Composite entrance door.

Entrance Vestibule

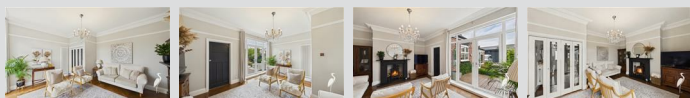
Inner door to hallway.

Reception Hall



An elegant reception hallway with high ceilings, decorative cornicing and Herringbone oak wood flooring. Traditional cast iron-style radiator, doors to bedrooms and internal folding doors to lounge.

Lounge 16'8" x 13'5"



High ceilings, decorative cornicing, picture rails and Herringbone oak flooring. A feature fireplace with inset multi-fuel stove, large front window and double glazed French doors providing direct access to the garden. Traditional-style column radiator and door to kitchen.

Kitchen 6'10" x 11'10"



Beautifully appointed Bespoke Kitchen fitted with a range of comprehensive handcrafted wall and base units featuring traditional dovetail jointed solid timber drawers and solid

wood cabinet interiors complemented by Quartz work surfaces incorporating a Belfast sink with mixer tap. Integrated oven, induction hob, extractor hood, microwave and wine rack. Full-height pantry cupboard finished with bespoke wood shelving. Finished with underfloor heating, stylish subway tiled splashbacks, two roof windows and a large double glazed window to rear. Door to outhouse.

Outhouse 6'10" x 13'7"



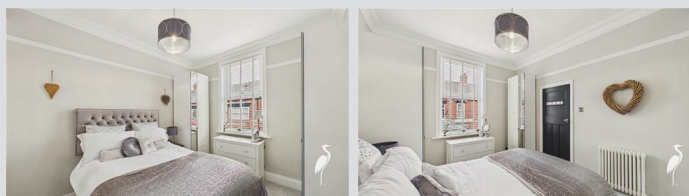
Oak laminate flooring, glazed roof lantern, recessed spot lighting and contemporary column radiator. Double glazed windows and double glazed French patio doors leading to rear.

Bedroom 1 12'4" x 13'10"



Double glazed bay window to front elevation and traditional cast iron-style radiator.

Bedroom 2 9'5" x 14'0"



Double glazed window to front elevation, traditional cast iron-style radiator and built in mirrored fronted sliding door wardrobes.

Bathroom



Stunning suite featuring a freestanding roll-top bath with chrome mixer tap attachment, walk in shower enclosure with dual head rainfall shower, low level wc and a bespoke vanity unit incorporating twin 'Jack and Jill' hand wash basins with a wooden work surface and storage beneath. Built in laundry cupboard with plumbing and space for a washing machine and tumble dryer as well as additional storage/shelving. Complemented by panelled walls, recessed spot lighting, two radiators, tiled flooring and a double glazed window to rear elevation.

Outside



Generously sized landscaped rear garden benefitting from an attractive stone patio, wood decking, shaped lawn and well-stocked raised timber sleeper borders. Secure off street parking accessed via a three meter high electric roller shutter door. Well-presented and deceptively spacious block paved and gated forecourt to front.

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MAIN ROOMS AND DIMENSIONS

Workshop 11'9" x 10'9"



Fully insulated and fitted with power and lighting. Benefitting from fitted units, three double glazed windows and double glazed French patio doors to garden. Recessed spotlighting externally.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

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

Important Notice - Particulars

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.

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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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 £300.00 by Movewithus 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

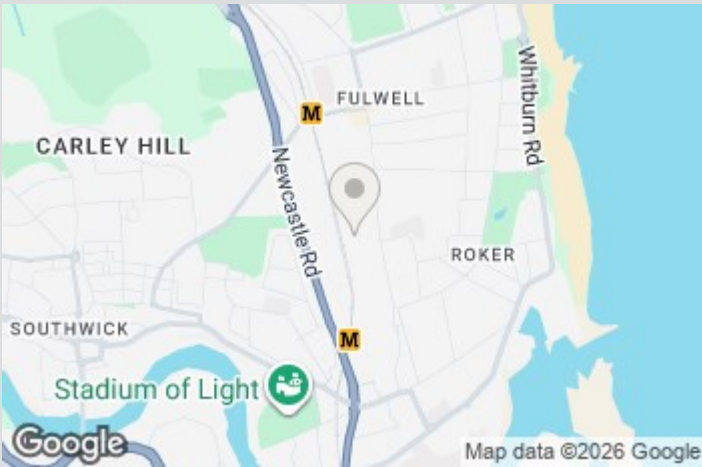
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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Ground Floor

Approximate total area⁽¹⁾

83.6 m²

899 ft²

(1) Excluding balconies and terraces

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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