

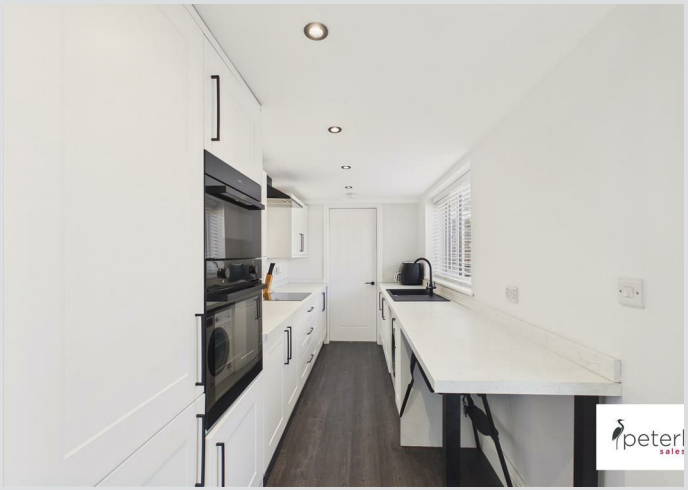
Dent Street, Fulwell, Sunderland £169,950











Occupying a pleasant position within the quieter section of Dent Street, between Atkinson Road and Browne Road, this larger than average two bedroom mid terraced cottage offers an exciting opportunity for those seeking a beautifully presented, ready-to-move-into home with the added benefit of accommodation arranged entirely on one level.

Recently refurbished to an attractive standard, the property combines generous room proportions with a fresh, contemporary interior and lovely neutral décor throughout, creating a bright and welcoming living environment that is sure to appeal to a wide range of purchasers.

The accommodation comprises a reception hall, comfortable living room, stylish newly fitted kitchen, two well-proportioned bedrooms and a superbly appointed new four piece bathroom suite.

Externally, the property enjoys a forecourt to the front and a generous enclosed courtyard to the rear, providing the added convenience of secure off-street parking accessed via an electric remote control roller shutter door.

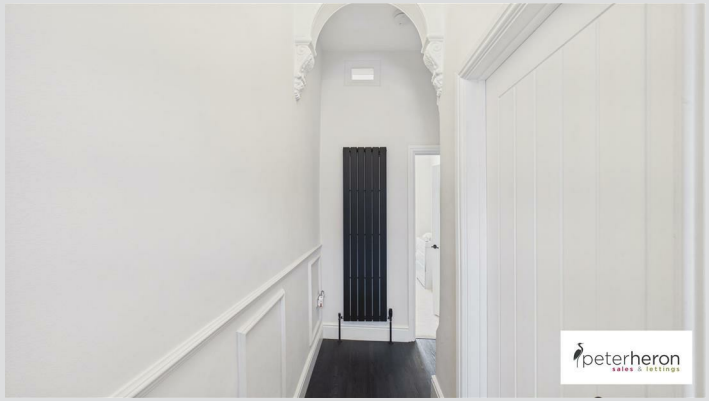
Benefitting from gas central heating and UPVC double glazing, this delightful home is perfectly positioned within walking distance of an excellent range of local amenities, whilst Sea Road shopping centre, attractive local parks, Seaburn Metro Station and the award-winning Blue Flag beaches of the Sunderland coastline are all close at hand. Excellent transport connections also provide convenient access into Sunderland City Centre and throughout the wider North East region.

Available with immediate vacant possession and no upward chain, this superbly presented cottage is an ideal choice for first-time buyers, downsizers and those seeking the convenience of stair-free living. Early internal inspection is highly recommended to fully appreciate the quality, space and appeal of this lovely home!

MAIN ROOMS AND DIMENSIONS

All On Ground Floor
Access via UPVC entrance door with inner wooden glass panelled door to

Reception Hall



Vertical radiator and doors to lounge and bedrooms

Lounge



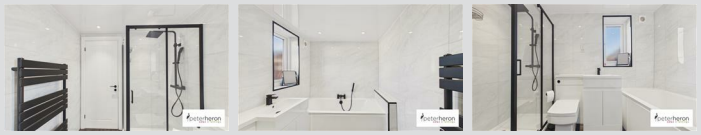
Double glazed window to rear and a vertical radiator. Door to kitchen

Breakfasting Kitchen



Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated double oven, electric hobs and hood and a fridge freezer. Space provided for a washing machine. Vertical radiator and breakfasting bar. Double glazed window and UPVC door to rear. Door to bathroom

Bathroom



Attractive suite featuring a bath with shower tap, rainfall shower and vanity unit comprising low level wc and hand wash basin. Heated towel rail and double glazed window to rear

Bedroom 1



Double glazed bay window to front, vertical radiator and built in wardrobes

Bedroom 2



Double glazed window to rear and a vertical radiator

Outside
Low maintenance courtyard to rear with a roller shutter providing off street parking

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

Council TaxBand
The Council Tax is Band A.

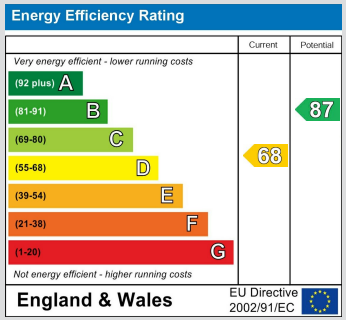
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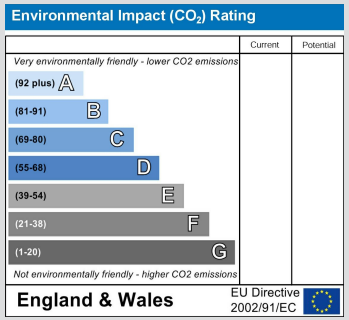
their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

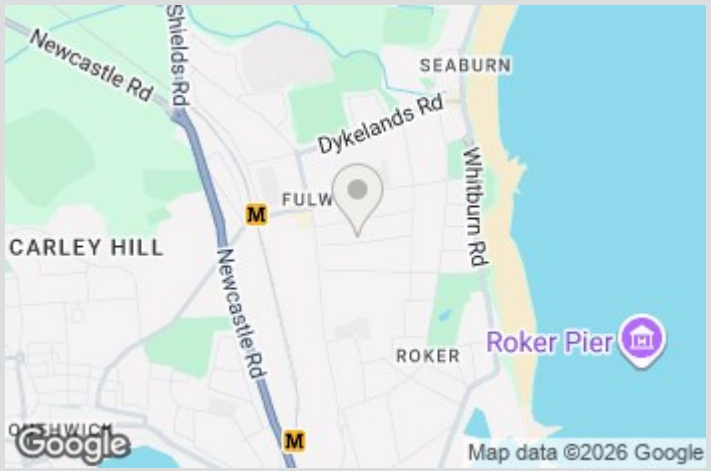
Viewings Srd
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

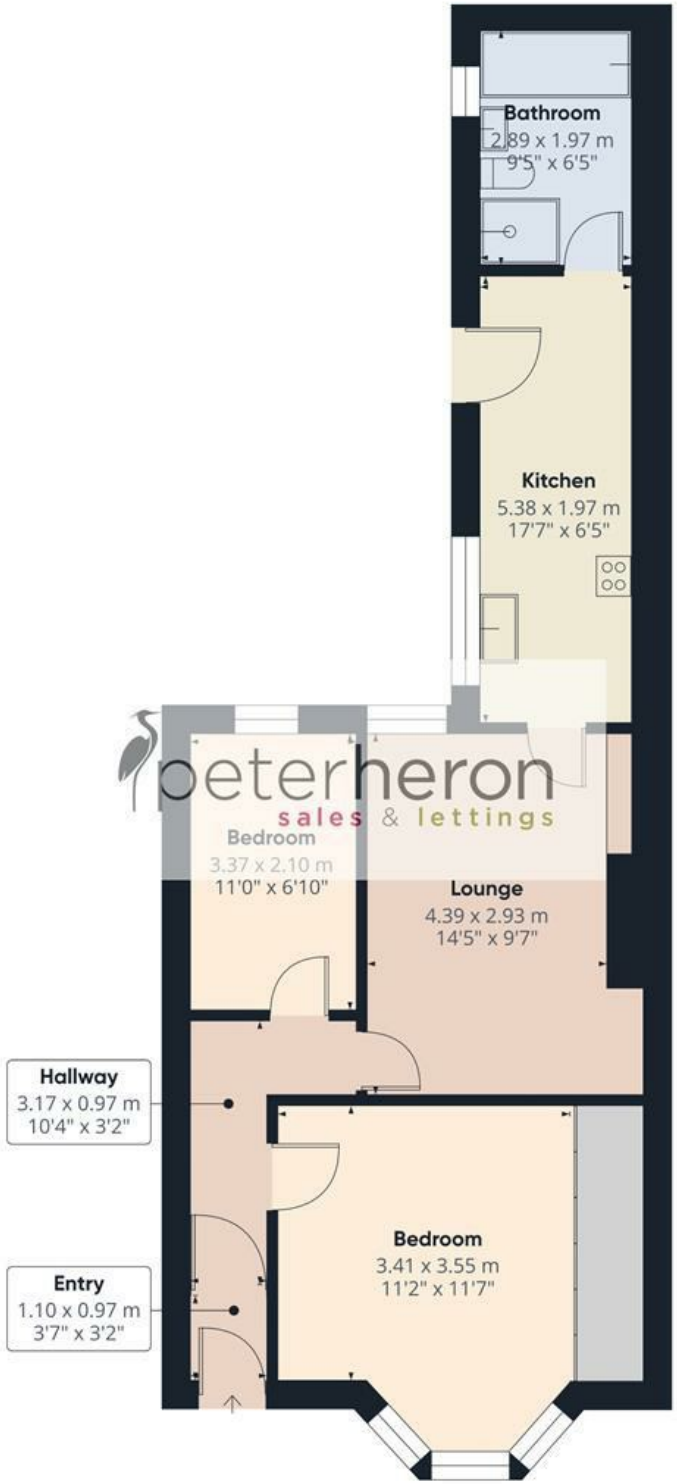
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

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









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Approximate total area(1)

59.6 m²

640 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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