

Lawson Crescent, Fulwell, Sunderland £205,000











A superb, larger style two bedroom semi-detached house, enjoying an excellent position within this highly desirable part of Fulwell. Internally the accommodation on the ground floor includes an entrance lobby, attractive lounge and a kitchen with French doors leading out to the rear garden. On the first floor there are two bedrooms and a bathroom/wc. Externally there is a garden to the front with a driveway, a garage providing an ideal storage space and to the rear a garden with lawned and decked areas. Benefiting from a new roof. This location is ideal for access to local amenities, the shops and cafes on Sea Road, schools and the beautiful coastline as well as offering excellent transport connections. Early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door into

Reception Lobby
Stairs to first floor and door to Lounge.

Lounge





4x Double glazed windows to front, radiator and feature fireplace. Storage cupboard and door to Kitchen.

Kitchen






Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hobs and hood. Space for a fridge freezer and washing machine. Breakfasting bar, radiator, double glazed window and UPVC French patio doors to rear.

First Floor Landing



Double glazed window to side elevation and access point to boarded loft with roof window.

Bedroom 1





4x Double glazed windows to front elevation and a radiator.

Bedroom 2




Double glazed window to rear, radiator and built in sliding door wardrobes

Bathroom




Bath with shower over, low level wc and hand wash basin. Radiator and double glazed window to rear elevation.

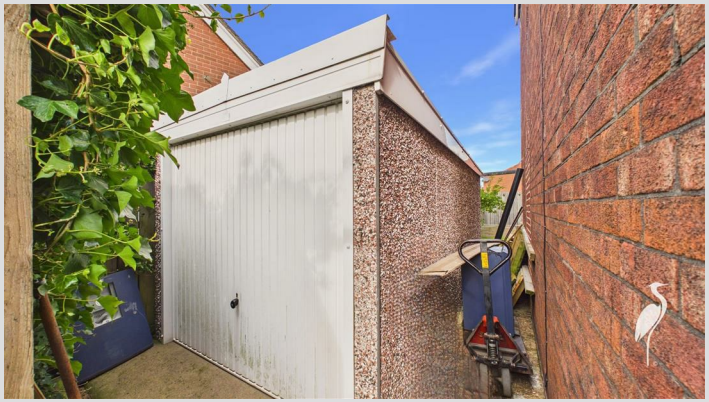
Outside





Convenient rear garden laid mainly to lawn with block paved and decked patio seating areas.

Garage



Access via and up and over door with window to rear.

Council Tax Band
The Council Tax is Band B.

MAIN ROOMS AND DIMENSIONS

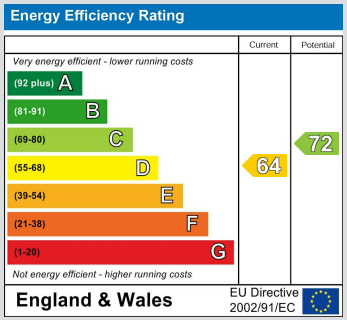
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

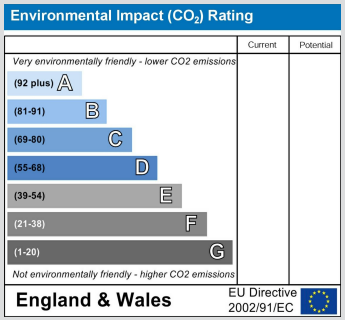
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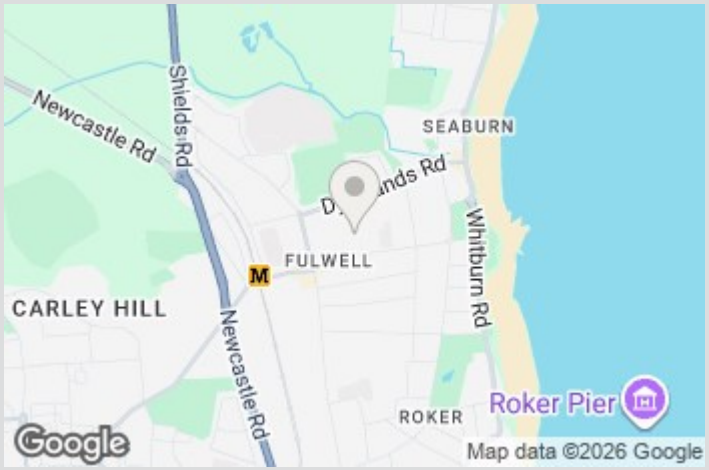
Sea Road Viewings
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

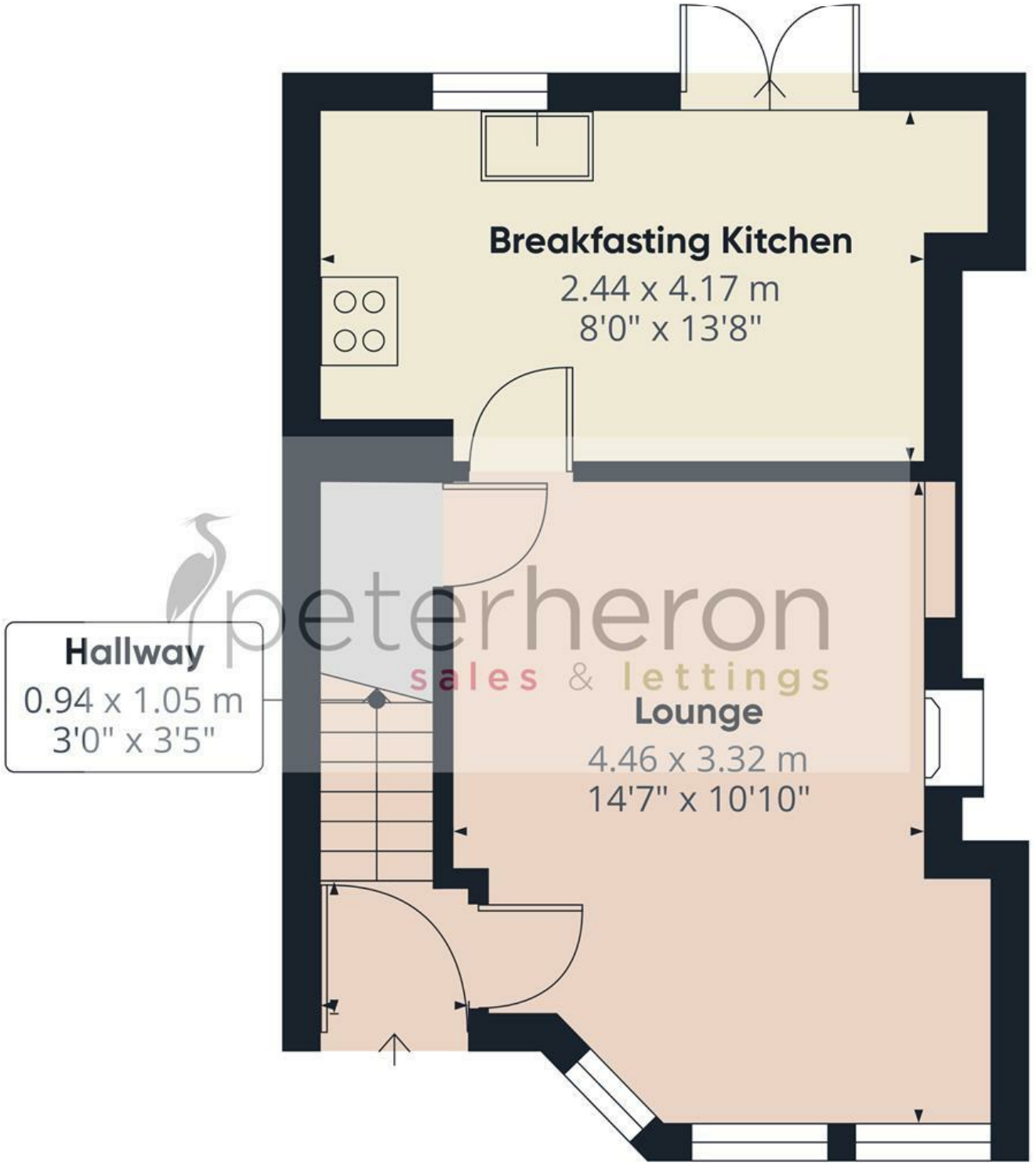
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman
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Ground Floor

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Approximate total area(1)

28.8 m²

310 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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