

Hilda Street, Fulwell, Sunderland £155,000











Occupying a highly sought after position next to the fashionable "Little Scotland" section of Fulwell and ideally placed for a superb range of amenities including Sea Road shopping centre, schools and Metro stations at Seaburn and Stadium of Light, this delightful two bedroom mid terraced home offers an exciting opportunity first time buyers who wish to live in a private position along this pedestrianised street.
Internal accommodation comprises reception hall, lounge with wood burning stove, dining room, kitchen, whilst at first floor there are two well proportioned double size bedrooms and a modern bathroom. Benefiting from gas central heating and UPVC double glazing, the property externally has west facing lawned gardens to the front perfect for alfresco dining and entertaining whilst to the rear, there is an enclosed courtyard.
Finished to a good standard throughout and available with no upward chain, this wonderful home is guaranteed to impress all who view and must be viewed as matter of urgency as considerable interest considered.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Reception Hall



Stairs to first floor.

Lounge 11'6" x 12'0"



Double glazed bay window to front elevation, stove and radiator. Open Plan into dining room.

Dining Room 12'0" x 12'11"



Double glazed window to rear elevation, radiator and storage cupboard.

Kitchen 7'8" x 13'10"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include gas oven, hob and cooker hood, space provided for fridge freezer and washing machine. Double glazed window and UPVC door to rear. Radiator.

First Floor Landing



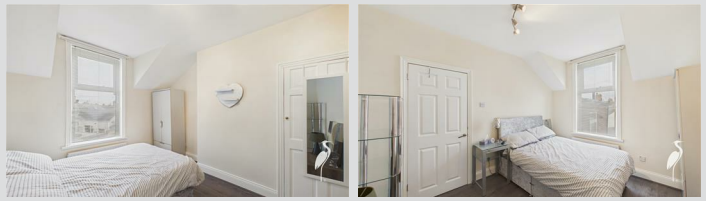
Radiator and skylight window.

Bedroom 1 11'8" x 15'0"



Double glazed window, radiator and storage cupboard.

Bedroom 2 12'0" x 9'0"



Double glazed window, radiator and storage cupboard.

Shower Room



Low level WC and washbasin set into vanity unit, walk in dual head waterfall shower, 2x storage cupboards, double glazed window and chrome heated towel rail.

Outside
Garden to the front mainly laid to lawn. Enclosed courtyard to the rear with gate to access rear lane.

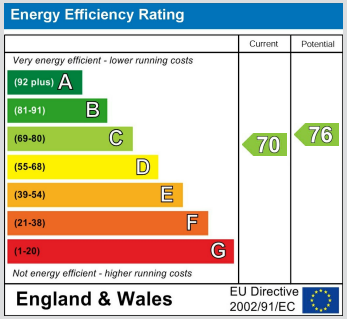
Council Tax Band
The Council Tax Band is Band A.

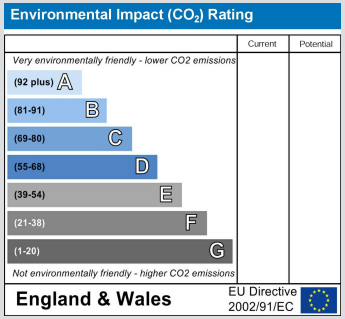
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

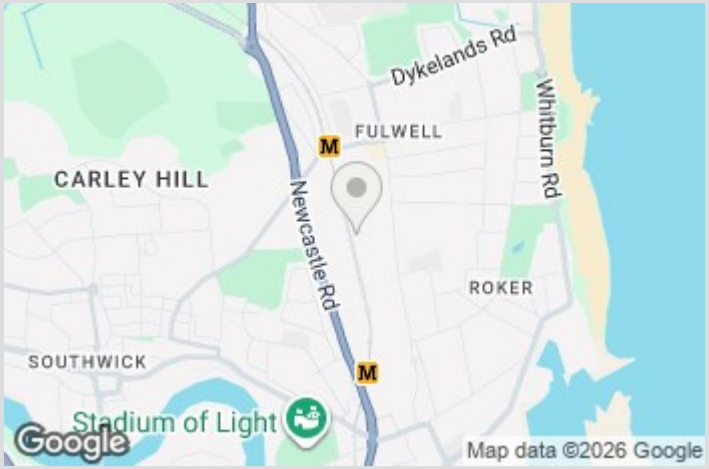
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MAIN ROOMS AND DIMENSIONS

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Ombudsman
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Approximate total area(1)

80.2 m²

864 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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