

Andrew Craig

The Property Specialists

andrewcraig.co.uk



Fulmar Walk, Whitburn

Asking Price £169,950

EPC Rating:

Ref: 446155



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The Agent of the North

Fulmar Walk, Whitburn



Introducing a recently refurbished, move-in ready two-bedroom semi-detached property, offered with No Chain Involved. Situated in this sought-after residential Estate at Whitburn and located within walking distance of Village amenities, including well-regarded schools, local shops, bars, restaurants, and the picturesque coastline, with views overlooking Cleadon Hills. Features include gas combi central heating, gardens to the front and rear, and driveway parking accessible through gated access. Conveniently located for commuters, with good road and bus links available to neighboring towns and Sunderland City Centre.

FRONT GARDEN

With lawn and path leading to double glazed front door to hallway.

HALLWAY

With radiator and stairs up to first floor accommodation.

LOUNGE 4.2m (13'9) x 3.1m (10'2)

Double glazed bow window to the front elevation, radiator.

KITCHEN 4.26m (14') x 2.47m (8'1)

Double glazed window and double glazed exit door to the side. Range of wall and base units with stainless steel sink with mixer tap. Electric oven with gas hob with extractor fan. Radiator and laminate flooring. Storage cupboard housing the boiler.

FIRST FLOOR LANDING

Loft access hatch and double glazed window.

FRONT MAIN BEDROOM 3.78m (12'5) x 3.1m (10'2)

Double glazed window and radiator. Fitted wardrobes.

REAR BEDROOM 2.2m (7'3) x 2.86m (9'5)

Double glazed window and radiator.

BATHROOM

Consists of a white suite of panelled bath with mixer tap. Combination vanity unit housing washbasin with mixer tap and push flush toilet. Double glazed window and radiator.

REAR GARDEN

L Shaped and is of a good size has lawn and driveway and garden shed. (Space for garage subject to any relevant planning consents being obtained).

Council Tax

The GOV.UK website states the property is Council Tax Band B

The Agent Of The North

Andrew Craig is *The Agent of the North* and as Chartered Surveyors we can help you with all your Residential and Commercial property needs. Sales, Conveyancing, Lettings, Property Management, Surveys and Valuations. Call now on 0191 226 1222

Material Information

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via Move With Us and we receive on average a referral fee of one hundred and ninety four pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Tenure

We will provide as much information about tenure as we are able to and in the case of leasehold properties, we can in most cases provide a copy of the lease. They can be complex and buyers are advised to take legal advice upon the full terms of a lease. Where a lease is not readily available we will apply for a copy and this can take time.

Broadband & Mobile Coverage

Ofcom website states the average broadband download speed of 8 Mbps and a maximum download speed of 1139 Mbps at this postcode: SR6 7BW and mobile coverage is provided by EE, Three, 02 and Vodaphone.