Wilton Square, Grangetown, Sunderland

£79,950

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This superb semi-detached bungalow occupies a delightful cul-de-sac position within this popular area of Grangetown, available for sale with immediate vacant possession and no upper chain involved. Internally the immaculately presented accommodation is all on one level and includes a hall, lounge, an impressive modern kitchen, bedroom and a contemporary bathroom/wc. Externally there are gardens to the front and rear. This excellent location is close to amenities and shopping facilities as well as providing transport links to Sunderland City Centre and major road connections. Viewing essential!

MAIN ROOMS AND DIMENSIONS

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

Entrance Lobby
Accessed via an entrance door, there is an inner door to;

Lounge

Double glazed windows to front and rear elevations. Radiator, electric fireplace and storage cupboard. Doors to Kitchen and Bedroom.

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 hob and hood. Space for washing machine and fridge freezer. Double glazed window and UPVC door to rear. Wall mounted boiler, radiator and access point to loft. Door to bathroom

Bathroom

Bath with shower over, low level wc and hand wash basin. Radiator and double glazed widow.

Bedroom

Double glazed window to front elevation and a double radiator

Outside

Low maintenance front and rear gardens.

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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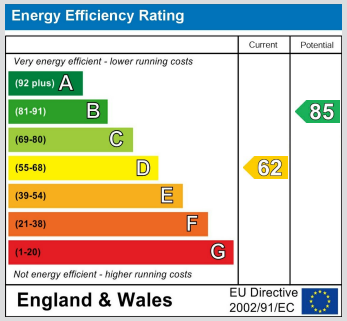
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

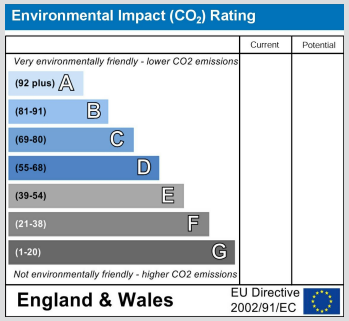
MAIN ROOMS AND DIMENSIONS

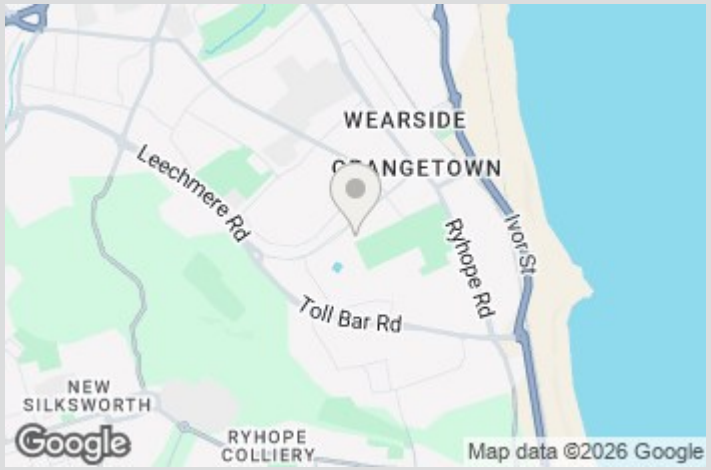
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.







Approximate total area(1)

43.9 m²

473 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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