









This attractive semi-detached bungalow provides spacious accommodation, along with a generous rear garden. Internally the accommodation on the ground floor is accessed via an entrance lobby, connecting through to a hall. There is a lounge that opens through to a dining room with wood burning stove, a breakfasting kitchen, sun room and a utility. Completing the ground floor is a double bedroom, a modern bathroom/wc, featuring a sauna and a snug area with staircase leading to the first floor. On the first floor there is landing that would be ideal for use as a study area and there is a bedroom. Externally to the front there is a block-paved driveway offering ample off street parking, a single garage with a useful store connected to the rear and to the rear of the property an extensive garden, laid mainly to lawn with a patio and established borders. This convenient location is close to a range of local amenities, shops and schools and provides excellent transport connections to the A19, Doxford International Business Park, Nissan and to Sunderland City Centre. With no upper chain involved, viewing is highly recommended to appreciate the space, flexibility and potential of the accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to the entrance lobby.

Entrance Lobby

Inner door leading to the hall.

Hallway



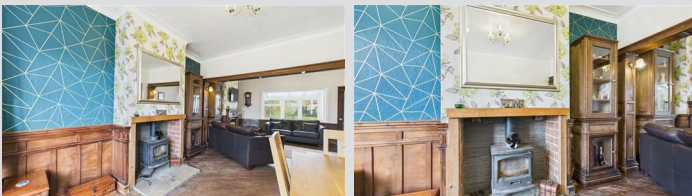
Radiator and a delft rack.

Lounge 15'5" x 12'7"



Spacious room with a double glazed window looking into the sun room, feature fireplace, wood flooring, part panelled walls, doors to the kitchen. The room opens through into the dining room.

Dining Room 15'7" into bay x 11'2" into alcove



Double glazed bay window to the front, radiator, wood burning stove, part panelled walls and wood flooring.

Breakfasting Kitchen 11'0" x 14'6"



Fitted wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, space has been provided for the inclusion of a range style cooker, integrated appliances include a fridge and a dishwasher. Ladder style radiator, door to utility, the room opens through into the sun room.

Sun Room 11'5" x 6'0"



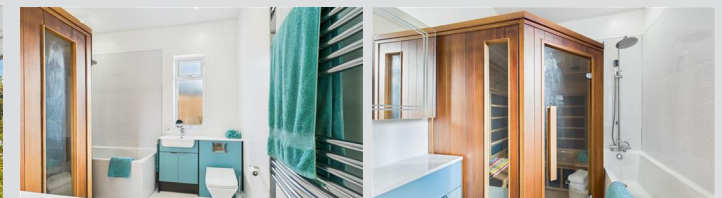
Double glazed door providing access out onto the rear garden, double glazed windows and a radiator.

Utility 7'11" extending to 11'5" x 10'7"



Fitted base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, space has been provided for the inclusion of a fridge freezer and a washing machine, double glazed window to the rear, double glazed door to the rear and a built in cupboard housing the boiler. There is a door providing access out to the side access.

Bathroom



Superb contemporary suite with low level WC with concealed cistern, wash hand basin set into vanity unit and a panelled bath with shower attachment, chrome ladder style radiator, tiled floor and a double glazed window. The room also features a sauna.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 1 14'3" into bay x 11'4"



Double glazed bay window to the front and there are two radiators.

Snug 8'10" x 8'6" not inc staircase area



Versatile space with a double glazed window to the side, radiator and a staircase leading up to the first floor.

First Floor Level

Landing/Study Area



Spacious area providing a flexible space ideal as a study

area, there is a Velux window, built in cupboard and a door to bedroom two.

Bedroom 2 9'5" x 7'2" approx measure due to sloping ceiling



Double glazed window and a built in cupboard.

Outside



To the front of the property there is a generous block paved driveway providing off street parking, gated access between the bungalow and the garage leads onto a walkway providing access to both the store located to the rear of the garage and a door to the utility of the bungalow. There is a single garage with an up and over access door, and located to the rear of the garage is a useful store. To the rear of the property there is an extensive garden laid mainly to lawn with a patio area and established borders.

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 C.

Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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

Viewings Fst

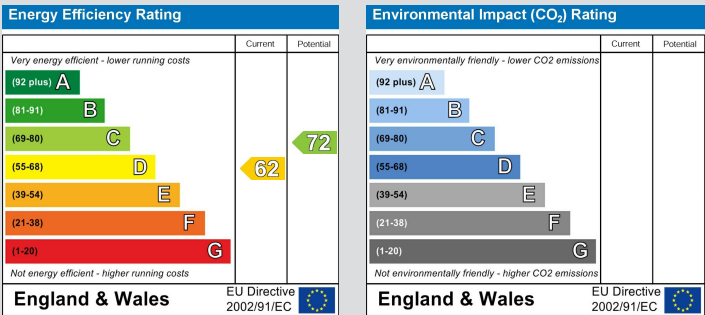
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Floor 0 Building 1

Approximate total area⁽¹⁾

129.2 m²

Reduced headroom

6.6 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360