









A spacious three bedroom detached bungalow, occupying an attractive position within this ever popular location, available with no upper chain involved. Internally the accommodation is all on one level, briefly comprising of a generous lounge / dining room, kitchen, three bedrooms and a bathroom/wc. Externally there are lawned gardens to the front and rear, a driveway and a single garage. This location provides easy access to a range of local amenities, shops and schools as well as transport connections. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Lounge/Dining Room 21'3" x 9'9"



Double glazed bay window to front, electric fire, doors to kitchen and rear hall.

Kitchen 12'3" x 7'6"



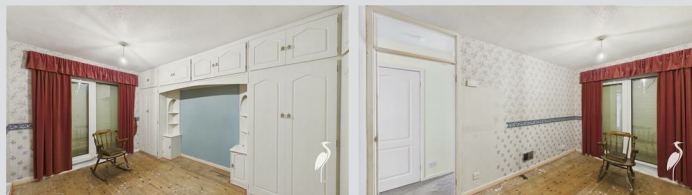
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, low level fridge and freezer, dishwasher and a washing machine. Double glazed window to front and UPVC door to side of property.

Rear Hall



Storage cupboard and access point to loft.

Bedroom 1 12'10" x 9'10"



UPVC double glazed sliding patio door to rear and built in furniture.

Bedroom 2 9'2" x 9'8"



Double glazed window to rear and built in mirrored fronted sliding door wardrobes.

Bedroom 3 5'11" x 9'7"



Double glazed window to side and built in furniture.

Bathroom



Low level WC, washbasin and bath with shower over, double glazed window to side.

Outside



Garden to the front with driveway providing off street parking leading to attached garage, whilst to the rear lawned garden with paved seating area. Side access to the front of the property.

Garage 17'2" x 7'11"

Access via up and over roller shutter access door. Door leading into store.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 99 years from 1/1/1976 and the Ground Rent is £0.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

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MAIN ROOMS AND DIMENSIONS

Important Notice - Particulars

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

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Approximate total area⁽¹⁾

86.2 m²

927 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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