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Crow Lane, Middle Herrington, Sunderland

£425,000







Occupying an enviable position within the highly regarded area of Middle Herrington, is this spacious four bedroom detached bungalow, set within a generous, mature plot. Internally the accommodation is all on one level, accessed via an entrance porch, connecting through to an impressive reception hall. There is a large L-shaped lounge / dining room, kitchen that opens out in to a breakfast room, four bedrooms and a bathroom/wc. Externally the property features a driveway, set behind a gated entrance, providing extensive off street parking, along with access to an excellent double garage. The beautiful gardens are a particular feature of the property, with lawned areas and established planting. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly recommend a detailed inspection to appreciate the potential this tremendous bungalow has to offer with its spacious rooms, versatile accommodation, highly sought after location and wonderful gardens.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC sliding patio door into porch.

## Entrance Porch



Double glazed windows to front and inner door to hallway.

## Reception Hall



UPVC door to rear, three radiators and built in storage. Door to lounge.

## Lounge/Dining Room 25'10" x 25'2"



Impressive lounge featuring three radiators, three double glazed windows and feature fireplace. Door to kitchen.

## Kitchen 11'9" x 10'9"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit

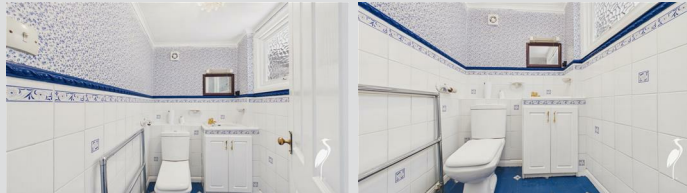
with mixer tap. Integrated low level fridge, dishwasher and microwave. Space for an oven. Radiator and open plan into dining room.

## Breakfast Room 9'8" x 12'10"



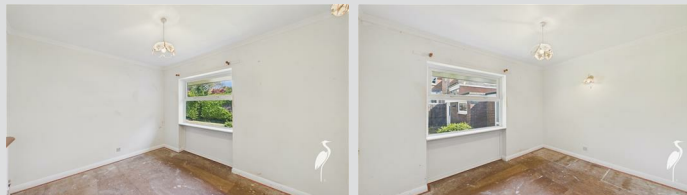
Double glazed window to front and UPVC double glazed sliding patio door to rear. Radiator.

## Cloakroom/WC



Low level wc and wash basin set into vanity unit, chrome heated towel rail and single glazed window.

## Bedroom 1 11'9" x 11'10"



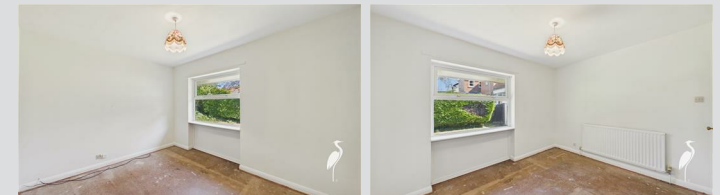
Double glazed window to side, radiator and storage cupboard.

## Bedroom 2 11'10" x 11'6"



Double glazed window to side and radiator.

## Bedroom 3 9'10" x 11'10"



Double glazed window to side and radiator.

## Bedroom 4 9'10" x 11'6"



Double glazed window to side and radiator.

## Bathroom 11'10" x 7'11"



Luxury corner bath, shower cubicle, low level wc and hand wash basin. Radiator and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Generously sized front and rear gardens laid predominantly to lawn with the rear benefitting from a shed and attractive hedges and the front benefitting from a generously sized, gated driveway.

## Garage 16'4" x 18'11"



Double garage accessed via up and over door. Benefitting from a hand wash basin. Double glazed window and UPVC door to rear.

## Council Tax Band

The Council Tax Band is Band F.

## Tenure Freehold

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

## Important Notice - Particulars

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## Fawcett Street Viewings

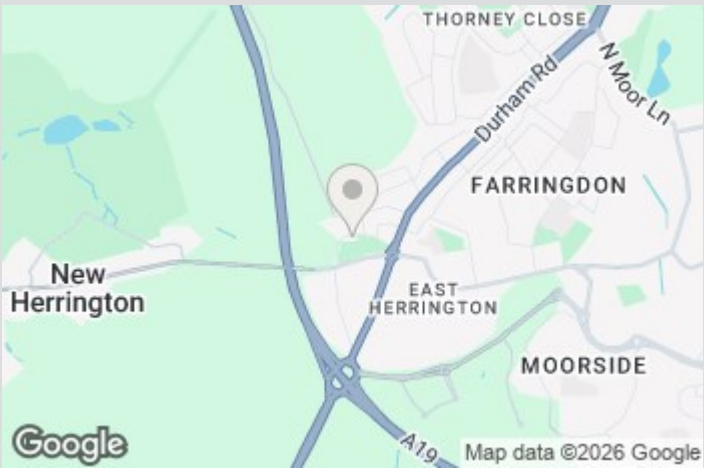
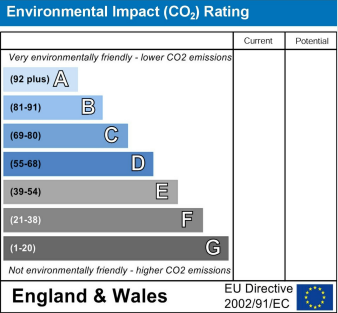
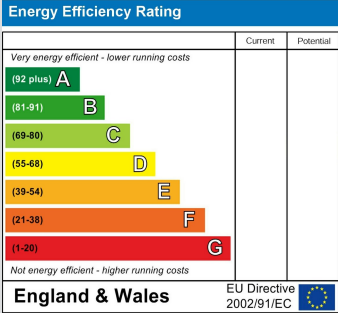
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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**Approximate total area<sup>(1)</sup>**

190.4 m<sup>2</sup>

2050 ft<sup>2</sup>

(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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