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sales & lettings



Marlborough Road, Hastings Hill, Sunderland

£155,000











An extended and immaculately presented semi-detached bungalow, situated within the ever popular Hastings Hill estate. Internally the impressive accommodation includes a hall, spacious lounge and an extended 16ft breakfasting kitchen, fitted with an excellent range of units and integrated appliances. There is a delightful conservatory overlooking the rear garden, accessed from the kitchen, two well-proportioned bedrooms and a modern bathroom/wc. Externally there is a block-paved driveway providing off street parking, garage and an attractive garden to the rear. Features of the bungalow include gas central heating to radiators and double glazing. The property is well placed for local amenities, as well as offering excellent to surrounding areas and major road links including the A19. Available with immediate vacant possession and no upper chain involved, early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via Composite entrance door to

Entrance Hall



Central heating radiator.

Lounge 16'11" into bay x 11'10"



Double glazed bay window to front, central heating radiator and attractive feature fireplace with living flame effect gas fire.

Breakfasting Kitchen 16'9" x 9'2"





This extended kitchen is fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an electric oven and hob with extractor over, integrated fridge and freezer, double glazed window to side and rear, central heating radiator, space has been provided for the inclusion of a washing machine, central heating boiler is concealed behind a matching unit.

MAIN ROOMS AND DIMENSIONS

Conservatory 9'8" x 7'8"



Double glazed French door leading out to rear garden and double glazed windows.

Bedroom 1 13'2" x 9'7" not including fitted robes





Central heating radiator and fitted bedroom furniture including wardrobes, drawer units and dressing table.

Bedroom 2 9'6" x 9'2"



Double glazed window to front and central heating radiator.

Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit and panel bath with shower over, chrome ladder style central heating radiator and double glazed window.

Outside





Block paved driveway to the front with lawned garden and to the rear there is a garden with lawned area and patio.

Garage 15'9" x 8'2"



Up and over access door, and a double glazed door leading to the rear garden.

MAIN ROOMS AND DIMENSIONS

Council Tax Band
We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Important Notice Part 1
Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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Important Notice Part 2
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.
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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 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.



