









An attractive two bedroom, two reception room semi-detached bungalow, occupying a superb position on Newlands Avenue, just off Crosslea Avenue, within this ever popular area. The accommodation is all on one level and includes a spacious reception hall, lounge, dining room, a kitchen, two well-proportioned bedrooms and a shower room/wc. Externally there is a garden to the front with a driveway, a single garage and a generous, yet low maintenance garden to the rear. The bungalow has double glazed windows and is heated via electric storage heaters. This ideal location provides convenient access for local amenities, shops and schools as well as offering excellent links to surrounding areas and major road connections. With immediate vacant possession and no upper chain involved, early viewing advised to appreciate the potential this superb bungalow has to offer and to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

All On Ground Floor

Access via UPVC entrance door.

Entrance Porch

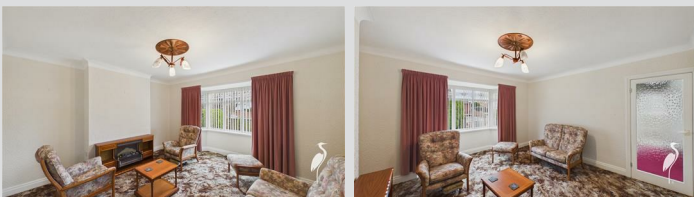
Double glazed windows and inner door to hall.

Reception Hall



Electric heater, access point to loft and storage cupboard.

Lounge 13'1" x 12'3"



Double glazed bay window to front, electric fire and electric heater.

Dining Room 11'0" x 13'10"



Double glazed window to rear and electric heater.

Kitchen 8'9" x 10'2"



Base units with countertops over incorporating a single bowl stainless steel sink and drainer. Space for an oven, fridge freezer and washing machine. Storage cupboard, UPVC door and double glazed window to rear.

Bedroom 1 10'8" x 13'8"



Double glazed bay window to front, electric fire, electric heater and built in wardrobes.

Bedroom 2 10'9" x 8'4"



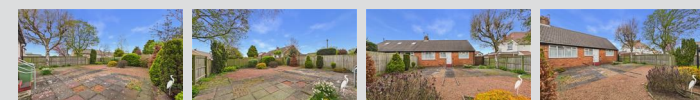
Double glazed window to rear, built in wardrobes and electric heater.

Shower Room



Low level WC, washbasin and shower cubicle, double glazed window to rear.

Outside



Convenient front garden with a block paved driveway providing off street parking. Generously sized low maintenance garden to the rear with block paved and gravelled areas

Garage

Access via roller shutter door, providing storage space

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 999 years from 23/11/1955 and the Ground Rent is £TBC.

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.

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

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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

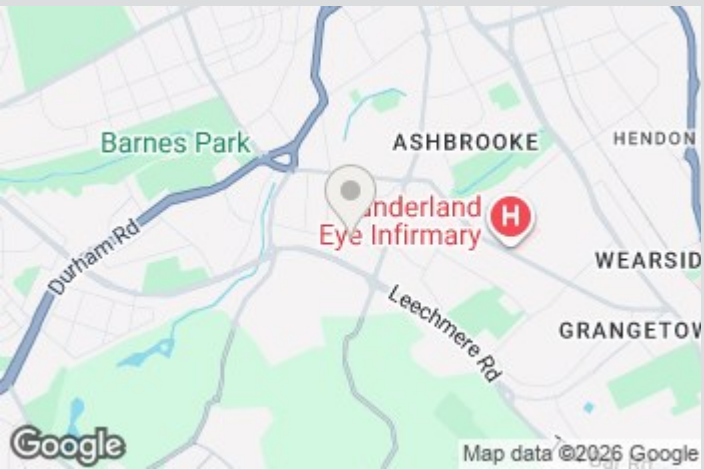
Opening Times

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⁾

81.4 m²

877 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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