









A stunning double fronted semi-detached bungalow, remodelled and upgraded to provide an exceptional standard of accommodation, situated within this highly sought-after area of High Barnes. Internally the stylish interior, provides accommodation all on one level, accessed via an entrance lobby, connecting through to a hall. There is an impressive lounge with a bay window to the front and a feature media wall with an inset contemporary fire. To the rear of the property there is a fabulous open plan kitchen, dining and living area with bi-folding doors to the garden and a roof lantern. The kitchen is fitted with an excellent range of units, breakfast bar and a selection of integrated appliances. There is a useful utility, two well-proportioned double bedrooms, both with fitted wardrobes and a superb contemporary shower room/wc. Externally there is a driveway to the front, a garage with remote control roller shutter access door and to the rear a wonderful garden with a lawn and patio area. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. We highly advise arranging a detailed inspection to fully appreciate the quality of accommodation, this remarkable bungalow has to offer!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite entrance door.

Entrance Lobby

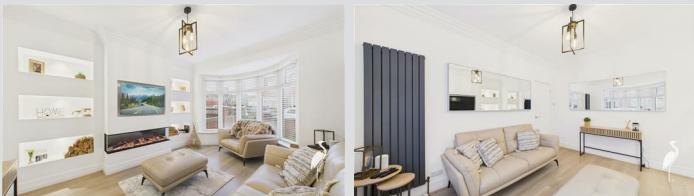
Inner door leading through to hallway.

Hallway



Tall radiator.

Lounge 13'3" x 10'7"



Double glazed bay window to front, tall radiator and media wall with inset contemporary electric fire.

Open Plan Living/Dining & Kitchen Area 18'11" x 20'10"



This fabulous open plan space incorporates the kitchen, dining and living rear. Double glazed bi-folding doors leading out to the rear of the property and a roof lantern providing additional natural light into the room. Tiled floor and 2x tall radiators.

Kitchen Area



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating sink and drainer unit, breakfast bar, integrated appliances include an oven, microwave oven, induction hob, dishwasher, fridge and freezer. Door to utility.

Utility 4'0" x 8'3"

Fitted work surface with space below for a washing machine and tumble dryer, tiled floor and wall mounted boiler. Door to garage.

Bedroom 1 13'5" x 9'8"



Double glazed door leading out to the rear garden, tall radiator and fitted sliding door wardrobes.

Bedroom 2 9'8" x 10'0"



Double glazed bay window to front, radiator and fitted sliding door wardrobes.

Shower Room



Fabulous contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with mains shower, tall radiator, attractive tiled walls and floor, double glazed window.

Outside



To the front of the property there is a driveway and access to

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MAIN ROOMS AND DIMENSIONS

garage whilst to the rear there is a delightful garden with lawn and patio area.

Garage 14'10" x 9'6"

Remote control roller shutter access door and internal door to utility.

Council Tax Band

The Council Tax Band is Band

Tenure Freehold

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

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Fawcett Street Viewings

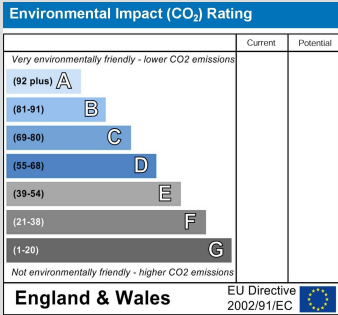
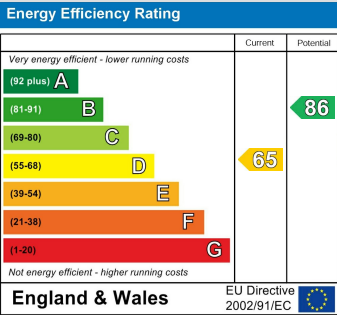
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Approximate total area⁽¹⁾

98.2 m²

1057 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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