









An extended two bedroom semi-detached bungalow, occupying a superb position within the ever popular area of Hastings Hill. Internally the well-presented accommodation is all on one level and includes a hall, spacious lounge with a bay window and feature fireplace, an extended kitchen / diner, connecting through to a sun room, two bedrooms and a contemporary shower room/wc. Externally there are gardens to the front and rear, driveway and a garage. The property is well placed for local amenities, as well as offering excellent routes 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.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via double glazed entrance door.

### Entrance Hall



Radiator.

### Lounge 11'10" x 16'9"



Double glazed bay window to front, radiator and an attractive feature fireplace.

### Kitchen/Diner 9'3" x 15'9"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and hob, space for fridge freezer, radiator, double glazed window to rear and double glazed door to side. Door to sun room.

### Shower Room



Superb contemporary suite fitted with a Low level WC, washbasin and step in shower cubicle, feature radiator and double glazed window.

### Bedroom 1 11'11" x 13'3"



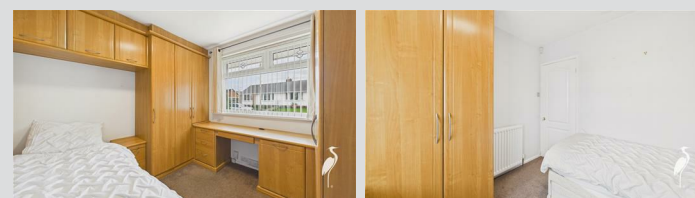
Double glazed French door connecting into the sun room, radiator and fitted wardrobes.

### Sun Room 10'0" x 6'7"



Double glazed French door leading out to rear garden and radiator. The sun room can be accessed from both the kitchen and bedroom 1.

### Bedroom 2 9'5" x 9'7"



Double glazed window to front, radiator, fitted wardrobes and desk.

### Outside



Lawned garden to the front with block paved driveway providing off street parking and access to the single garage. Delightful low maintenance garden to the rear, mainly paved with artificial grass area and planted borders.

### Council Tax Band

The Council Tax Band is Band C.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## 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

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.

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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

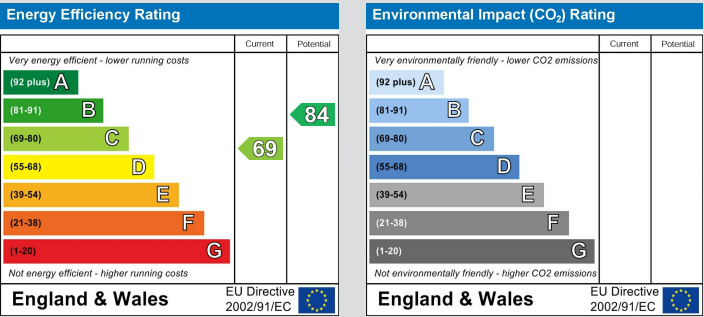
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

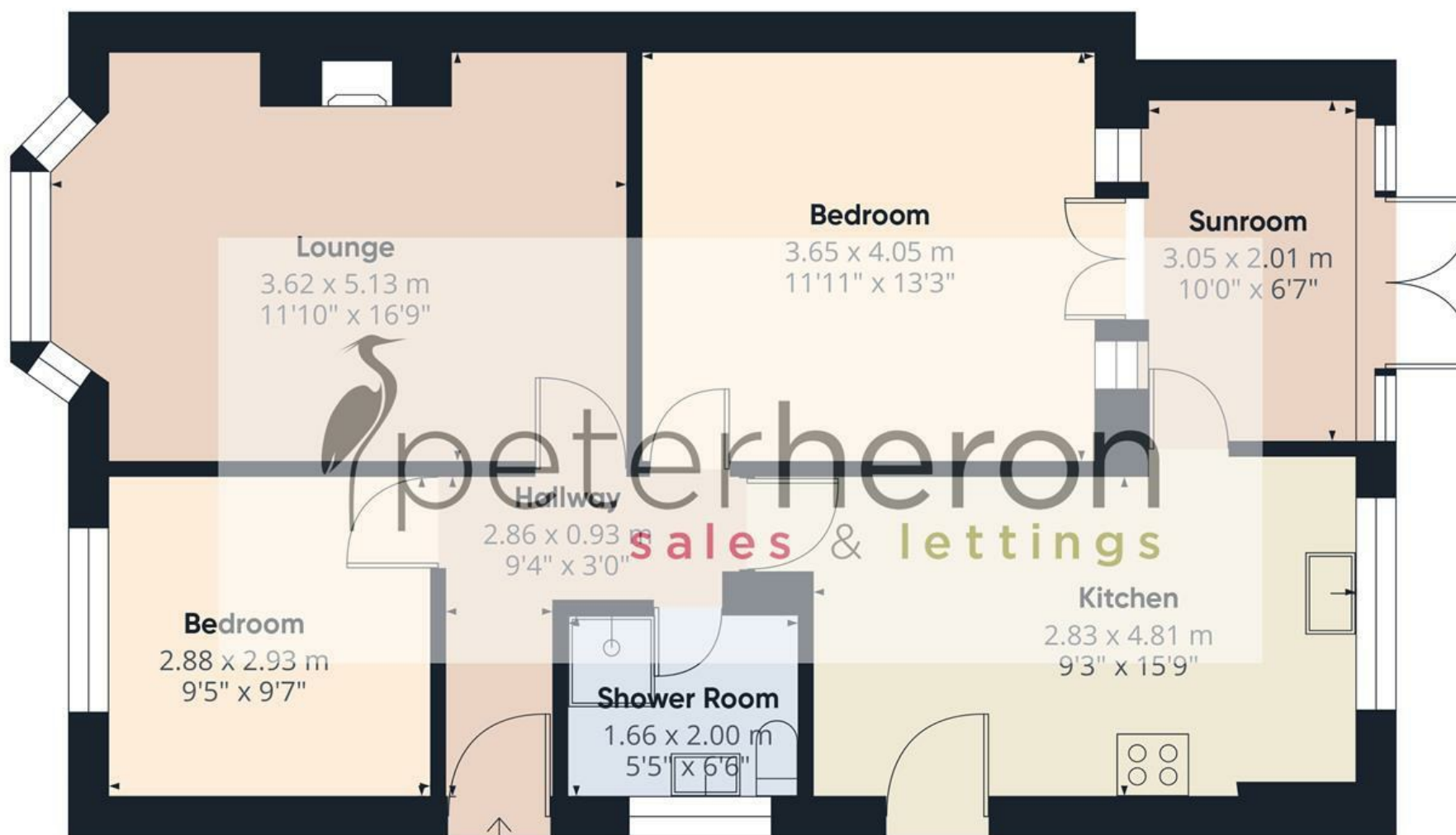
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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

69.4 m<sup>2</sup>

746 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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