









This charming detached bungalow sitting within a lovely secluded site screened behind a high level brick perimeter wall which gives the property an enormous sense of peace and tranquility, enjoys a most prestigious position on one of Ashbrooke's most desirable streets. Internal accommodation is arranged across the ground floor and comprises a reception hall, lounge, dining room, and kitchen which enjoys a lovely open plan arrangement, two double size bedrooms, an ensuite, bathroom and utility whilst to the exterior there is ample secure off street parking for numerous cars and an extra width garage and carport which can be accessed via double timber gates, whilst a separate single gate provides access to the main plot with its delightful gardens. Benefiting from gas central heating, the property is in need of general updating and modernising but has huge potential. Externally there are well proportioned gardens to the front, side and rear with established lawns and mature trees, shrubs and Evergreens. Nestled within the heart of Ashbrooke Conservation area, the property is walking distance from all amenities including St Aidan's Boys and St Anthony's Girls School, Argyle House and the City centre whilst excellent transport links provide convenient access through to the wider North East region including Newcastle Upon Tyne and Durham City. A property of this location and calibre very rarely enters the open market and this home is sure to command a huge level of interest. Internal inspection is therefore recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

UPVC double glazed feature door to

Reception Hall

Oak coloured laminate flooring, double radiator x2, serving

Lounge 15'0" x 19'1"



Floor to ceiling aluminium double glazed sliding windows leading out into substantial gardens, open plan to

Dining Room 11'4" x 12'3"



Windows to side, double radiator, open plan to

Kitchen 8'1" x 13'9"



Base and eye level units with working surfaces incorporating a single drainer stainless steel sink unit plus

mixer taps, space for gas cooker, plumbing for slimline dishwasher, laminate flooring, tiled splashbacks.

Utility 9'5" x 9'3"



Base and eye level units with granite coloured working surfaces incorporating a single drainer stainless steel sink unit, space and plumbing for automatic washing machine and tumble dryer, wall mounted Worcester Bosch Green star combination boiler serving hot water and radiators, built in cupboard, laminate style lino flooring, window to side.

Side Lobby

Door providing access through carport access via a pedestrian door to garage.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 (side) 14'0" x 11'1"



Into fitted wardrobes with overhead cupboards.

Bedroom 2 (rear) 10'10" x 14'11"



Into fitted wardrobes with overhead cupboards, single glazed window, double radiator.

En-Suite Shower Room



Low level WC, wall mounted washbasin and large walk in shower cubicle - coloured suite with wall tiles, double radiator, high level single glazed window, laminate flooring.

Wet Room 10'10" x 14'11"



Large washbasin vanity unit with cupboards under, shower area with non slip flooring, tiled walls, built in cupboard with fitted shelving, double radiator.

Outside



The property sits within a generous mature garden plot with attractive lawns and established borders and an impressive selection of mature trees, shrubs and Evergreen. Gardens are located to the front, rear and side of the property enjoy a lovely open position with excellent opportunity for all day long sunshine. There is a large drive accessed via double timber gates with secure off street parking for numerous cars and a larger than average GARAGE.

Garage 15'7" x 19'4"

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MAIN ROOMS AND DIMENSIONS

Council Tax Band

We have been advised by our Clients this property is Council Tax Band E 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.

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

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:-

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.

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.

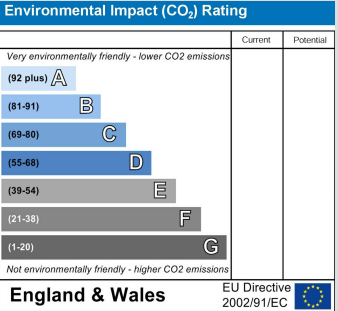
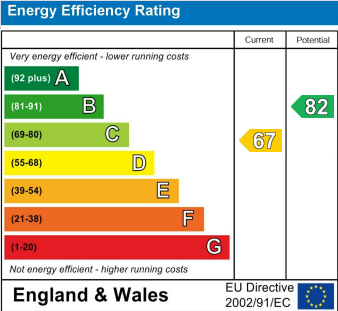
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in 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.

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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