















Rare to the market! A spacious and impressive double fronted link-detached bungalow, enjoying a delightful open aspect to the front over a green, situated within this highly sought-after area of High Barnes. Internally the accommodation includes an entrance porch, hall, generous lounge, a kitchen / diner, two excellent double bedrooms, one with an en-suite shower room/wc, a delightful sun room and a bathroom/wc. Externally there is a resin driveway to the front, a single garage, useful covered store areas and a wonderful garden to the rear with an artificial lawn, patio and established planting. 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. With immediate vacant possession and no upper chain involved, we highly recommend viewing to appreciate this wonderful bungalow!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a single glazed door to

## Entrance Porch

There is a single glazed window and an inner door leading through to the hall.

## Hallway



A spacious hall with a radiator and doors connecting off to the lounge, kitchen diner, two bedrooms and bathroom.

## Lounge 20'11" x 12'9" into alcove



This spacious room has a timber framed double glazed sealed unit bow window to the front and a radiator.

## Kitchen/Diner 20'4" x 8'7"



Wall and base units with a sink and double drainer unit, integrated appliances include a double oven and gas hob, there is a timber framed double glazed sealed unit bow window to the front and a radiator, the door connects through to the garage.

## Bedroom 1 14'6" x 12'6" max measure inc fitted robes



With timber framed double glazed sealed unit windows and a timber framed double glazed door to the sun room, there is a radiator and a range of fitted wardrobes, door connects through to the en suite shower room.

## En-Suite Shower Room



Low level WC, wash hand basin set into vanity unit, there is a step in shower cubicle with mains fed shower.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 14'6" x 11'0" max measure inc fitted robes



Timber framed double glazed sealed unit windows and double glazed sealed unit door to the sun room, there is a radiator and fitted sliding door wardrobes.

## Sun Room 25'0" x 8'11" narrowing to 4'10"



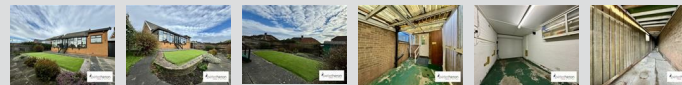
This delightful room has timber framed double glazed sealed unit windows providing a wonderful aspect of the rear garden, there are two radiator and a timber framed double glazed sealed unit door leading out onto the rear steps.

## Bathroom



Three piece suite, low level WC and pedestal wash hand basin, panel bath with mains fed shower over, there is a timber framed double glazed sealed unit window, radiator and airing cupboard.

## Outside



To the front of the property there is an attractive Resin driveway providing off street parking and access to the attached single garage, whilst to the rear there is a superb garden with artificial grass, patio and planted borders, the property also benefits from a number of covered storage areas.

## Council Tax Band

The Council Tax Band is Band D

## Tenure Freehold

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

## 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

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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

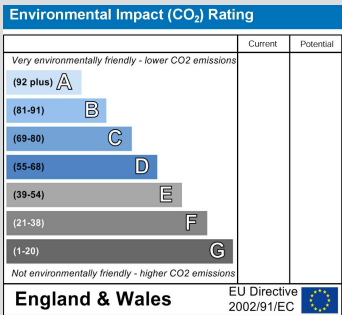
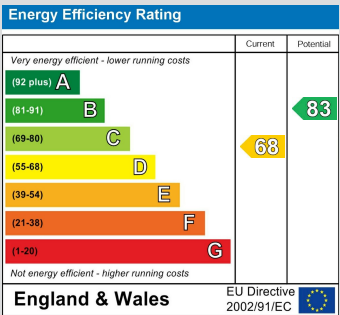
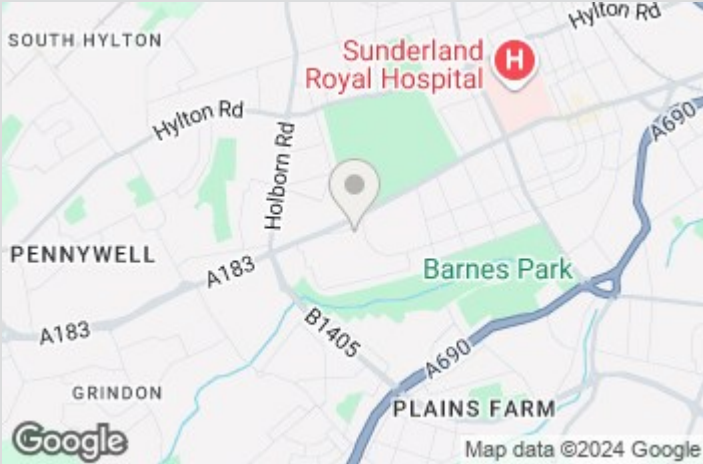
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

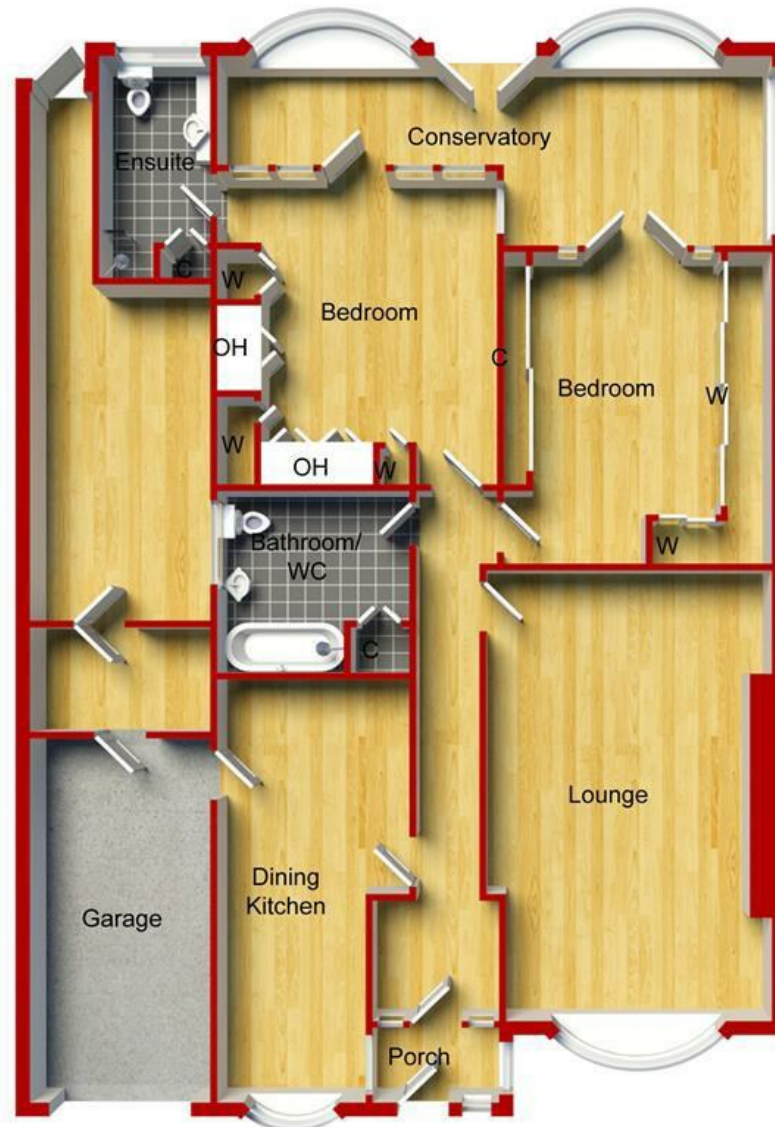
## Ombudsman

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



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Ground Floor  
Approximate Floor Area  
(111.59 sq.m)

7 Melbourne Place

