









A delightful two bedroom semi-detached bungalow, available with immediate vacant possession and no upper chain involved. Internally the accommodation is all on one level and includes an entrance lobby with a cloakroom/wc, a lounge / diner, a fitted kitchen, two bedrooms and a shower room/wc. Externally there is a block-paved area to the front, a garden to the rear and a detached single garage. Situated in the popular and sought after located of South Hylton with convenient access for all local amenities including South Hylton Metro Station, local shops, schools and with the City Centre and the A19 nearby. Immediate internal inspection is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All On Ground Floor

Access via UPVC entrance door.

### Entrance Lobby



Radiator and storage cupboard.

### Lounge & Dining Area 19'8" x 10'2"



Double glazed window to front and 2x radiators. Doors to kitchen and rear lobby.

### Kitchen 9'7" x 8'0"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space for oven, low level fridge and washing

machine. Wall mounted boiler and radiator. Double glazed window and UPVC door to rear.

### Rear Lobby

Radiator, storage cupboard and access point to loft.

### Bedroom 1 11'6" x 8'11"



Double glazed window to rear, radiator and built in wardrobes.

### Bedroom 2 8'11" x 9'2"



2x Double glazed windows to rear and radiator.

### Shower Room



Low level WC and washbasin vanity unit, shower cubicle, chrome heated towel rail and double glazed window to rear.

### Cloakroom/WC



Low level WC and washbasin set into vanity unit, double glazed window to front and radiator.

### Outside



Block paved area to front with a delightful garden to the rear with detached garage.

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

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# MAIN ROOMS AND DIMENSIONS

## Garage 8'0" x 17'0"



Access via an electric roller shutter.

### Council Tax Band

The Council Tax Band is Band B.

### 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.

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

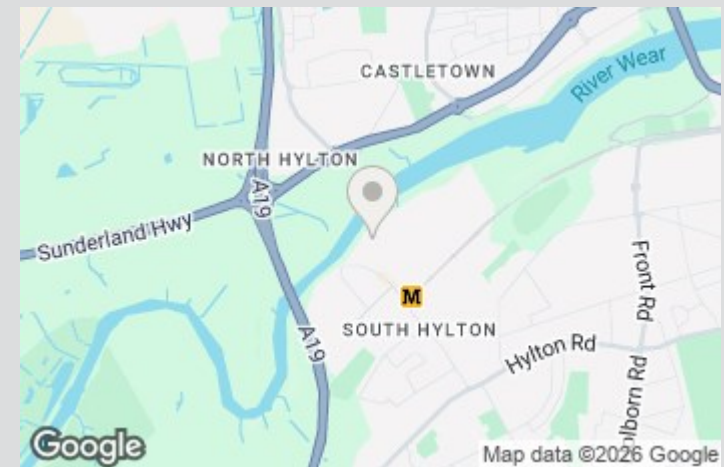
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

### Ombudsman

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

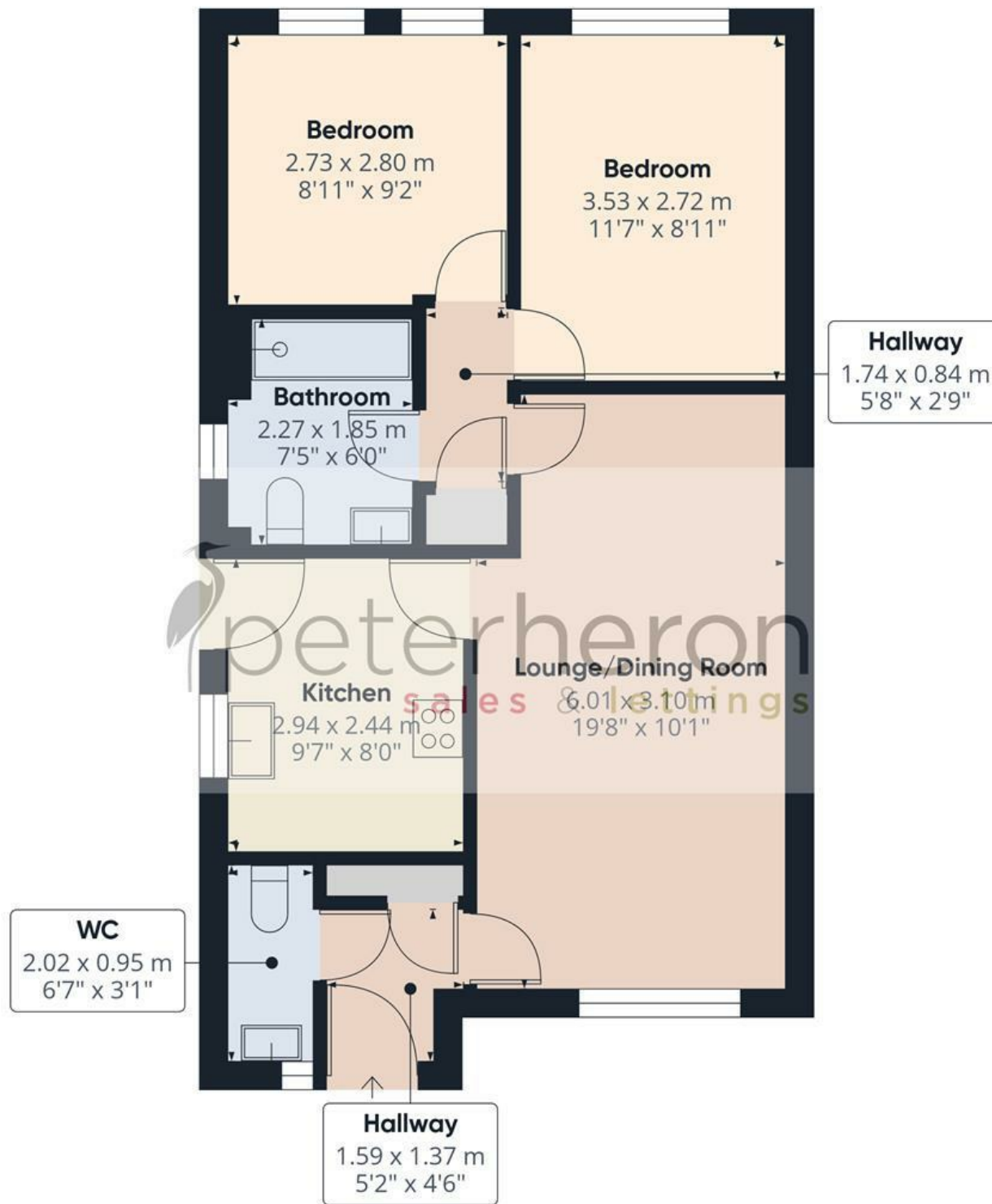
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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

53.5 m<sup>2</sup>

575 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.

GIRAFFE360



Ground Floor