









An attractive two bedroom, two reception room double fronted semi-detached bungalow, providing well-appointed and generous accommodation, all on one level. Internally the accommodation includes an entrance vestibule, a spacious reception hall, two reception rooms, a kitchen, two bedrooms, bathroom/WC with a shower cubicle. Externally there is a lawned garden to the front with a driveway and to the rear a block-paved, low maintenance garden. The property enjoys a cul-de-sac position, close to Barnes Park and is ideally placed for a range of amenities and transport links to Sunderland City Centre and wider road networks. With no upper chain involved and immediate vacant possession, we highly advise early viewing to appreciate this superb bungalow.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door.

Entrance Vestibule

Inner door leading through to the hall.

Hallway



Spacious hallway with a radiator and doors leading off to all rooms.

Lounge 14'0" into bay x 10'11" into alcove



Double glazed bay window to the front, radiator, feature fireplace and glazed double doors connecting through to the dining room.

Dining Room 15'1" into bay x 10'10" into alcove



Double glazed bay window to rear and central double glazed

French doors, radiator and feature fireplace with living flame effect gas fire.

Kitchen 14'7" x 7'4"



Fitted with a range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include double oven and electric hob, space has been provided for the inclusion of fridge freezer and washing machine, double glazed window to the rear, radiator, wall mounted boiler and double glazed door to the rear porch.

Rear Porch

Built in storage cupboard and double glazed external door to the rear.

Bathroom



Four piece suite comprising of low level WC, pedestal wash hand basin, panel bath and step in shower cubicle with mains fed shower, radiator, tiled walls and floor, and double glazed window.

Bedroom 1 11'3" into bay x 10'5" max inc fitted robes



Double glazed bay window to the front, radiator, fitted wardrobes and dressing table.

Bedroom 2 9'4" max inc fitted robes x 10'11"



Double glazed window to the side, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front of the property there is a lawned garden and a driveway leading down to the side of the property, there is a roller shutter access door providing access to the rear of the bungalow, low maintenance block paved rear garden.

Tenure FH

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

Council Tax Band

The Council Tax is Band C.

Important Notice

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Viewings

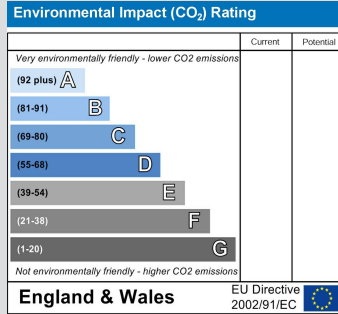
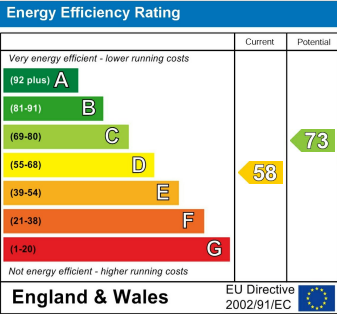
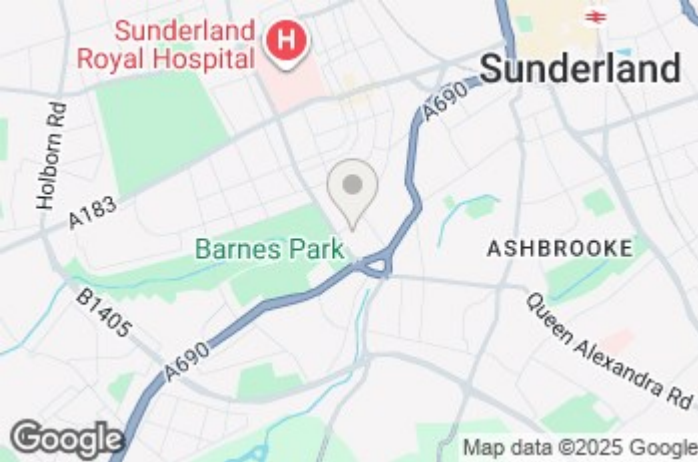
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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

Ombudsman

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

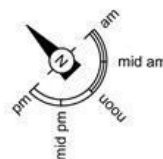


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Ground Floor
Approximate Floor Area
(81.50 sq.m)



12 Dunbreck Grove