









An extended two bedroom, two reception room detached bungalow, occupying an attractive corner plot within the ever popular Hastings Hill estate. Internally the well presented accommodation is all on one level and includes an entrance porch, living room, dining room, a kitchen fitted with a range of contemporary units, a utility area, two bedrooms and a modern bathroom/wc, incorporating a shower. Benefits of the property include gas central heating to radiators and double glazing. Externally the property features two driveways, a generous garage, gardens to the front and side, along with a paved courtyard to the rear. The property is well placed for local amenities, as well as offering excellent connections to surrounding areas and major road links including the A19. With no upper chain involved, we highly recommend early viewing to appreciate the location, plot and versatile accommodation this bungalow has to offer.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Porch



Inner UPVC French patio doors to lounge.

Lounge 15'5" x 10'0"



Velux window, two radiators and feature fireplace.

Dining Room 12'0" x 13'4"



This versatile room could be utilised as a bedroom if required. Double glazed bay window and radiator.

Inner Hall



Double radiator and storage cupboard.

Utility 5'8" x 6'1"



Providing space for fridge freeze and washing machine. Housing wall mounted boiler. Door to rear and open plan into kitchen.

Kitchen 9'5" x 9'11"



Range of wall and base units with countertops over incorporating a single bowl Belfast style sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Two double glazed windows and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 9'8" x 16'9"



Double glazed bay window, radiator and built in mirrored fronted sliding door wardrobes.

Bedroom 2 9'3" x 9'11"



Double glazed window and radiator.

Bathroom



Walk in Dual head waterfall shower, tall step bath, low level wc and wash basin. Double glazed window and coloumn radiator. Access point to loft.

Outside



Low maintenance wrap around gardens to the front, side and rear. Driveway leading to detached single garage.

Garage 20'11" x 10'7"

Access via electric roller shutter door. Door to gardens.

Council Tax Band

The Council Tax Band is Band C.

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

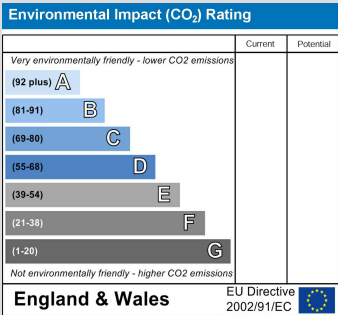
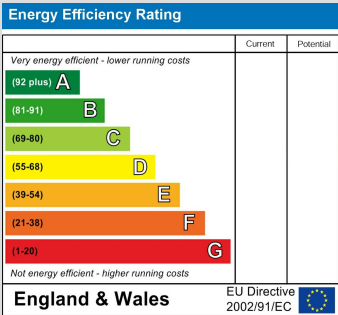
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 01915103323

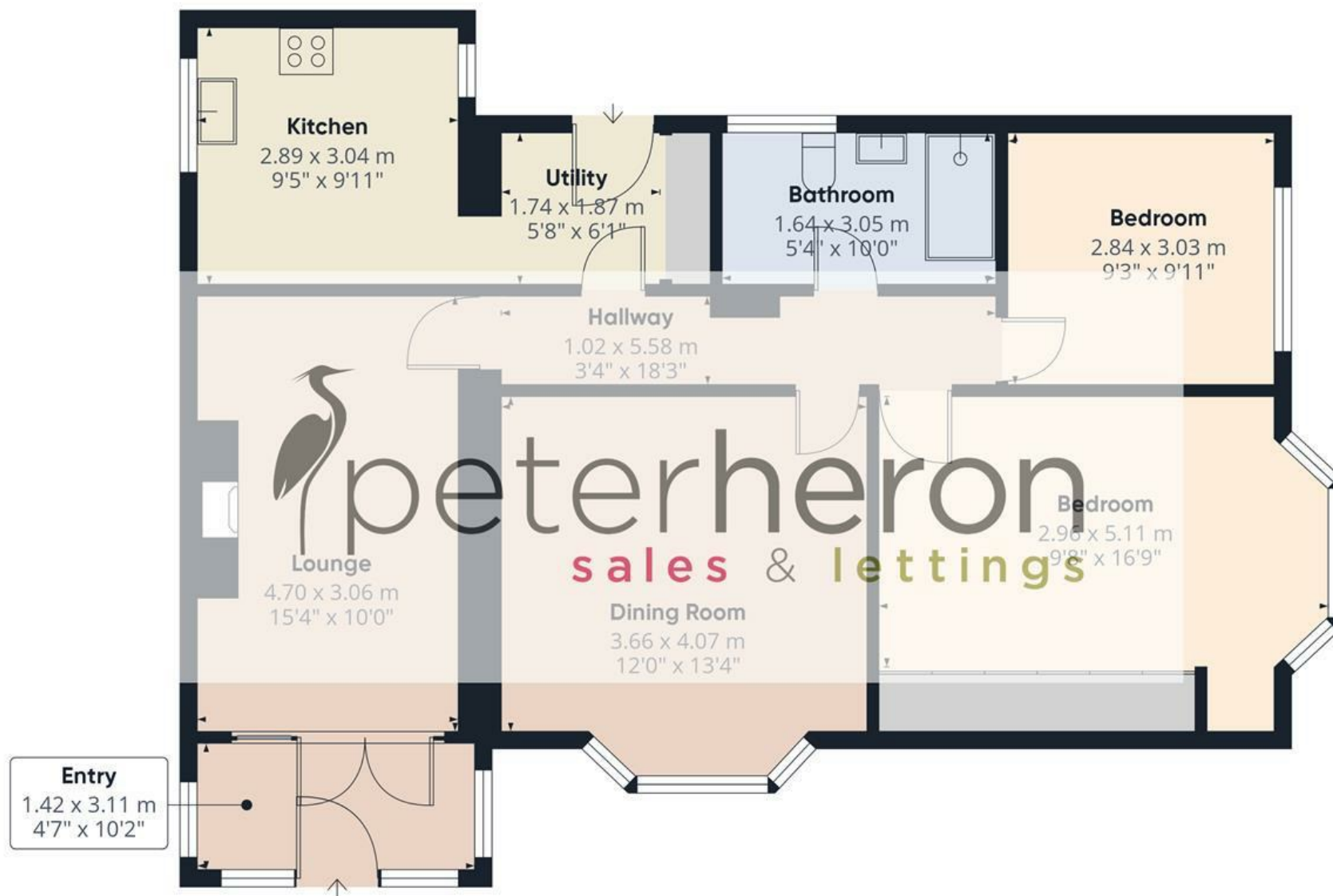
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk or call **01915103323**

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



Ground Floor

Approximate total area⁽¹⁾

85.1 m²

916 ft²

(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

