

Priory Grove, St Gabriels, Sunderland £199,950











Occupying a highly convenient position within this popular and well-established residential area, nestled in the heart of St. Gabriels Estate, this beautifully presented two bedroom semi-detached bungalow offers an excellent opportunity for those seeking comfortable, stair-free living.
Ideally suited to those looking to downsize or simply enjoy the practicality of single-level accommodation, the property enjoys a superb location midway between Sunderland City Centre and the A19, with an excellent range of local amenities, shopping facilities and the delightful Barnes Park all within easy walking distance.
Internally, the well-appointed accommodation includes a welcoming reception hall, an attractive lounge, a spacious fitted dining kitchen, two generously proportioned double bedrooms, a study and a modern bathroom. Benefiting from gas central heating and UPVC double glazing, the bungalow also enjoys attractive mature gardens to the front and rear, together with a driveway providing off-street parking for 2 cars and a larger than average brick-built garage.
Combining the appeal of bungalow living with a wonderfully central location and excellent access to everyday amenities, this lovely home is sure to impress those seeking a more manageable lifestyle without compromising on space or convenience.
Immediate internal inspection is highly recommended!

MAIN ROOMS AND DIMENSIONS

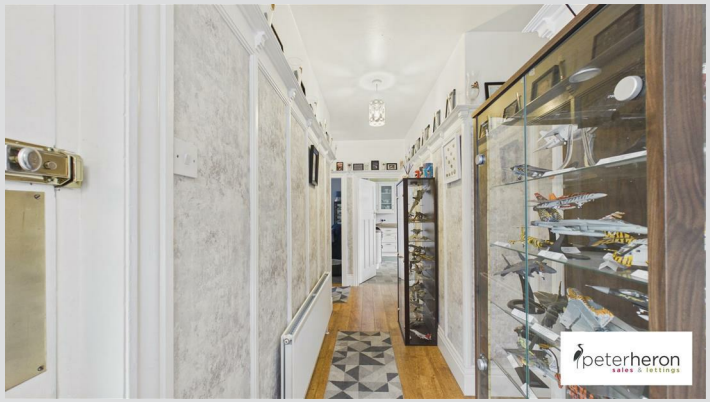
All on One Floor
Access via UPVC entrance door into

Entrance Porch



Double glazed window to the side elevation and inner wooden glass panelled door to

Reception Hall



Double glazed window to the side elevation, radiator and storage cupboard. Doors to

Lounge




Double glazed bay window to the front and a double radiator.

Dining Kitchen






Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Double oven with 8 burner gas hobs and extractor hood. Space for an American style fridge freezer. Double radiator and double glazed UPVC French patio doors to rear.

Bedroom 1



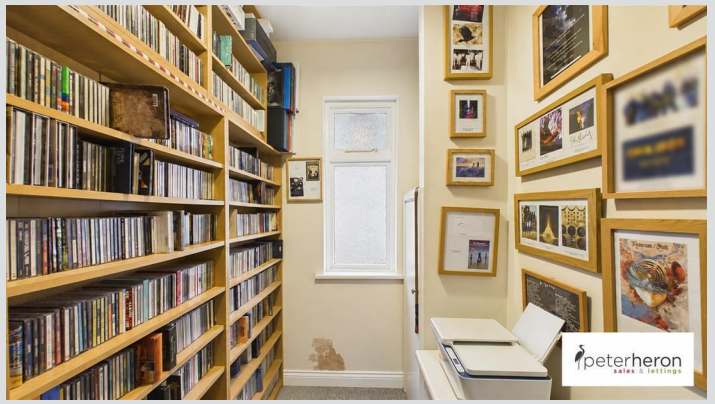

Double glazed bay window to the front and a double radiator.

Bedroom 2




Double glazed window to the rear elevation and a radiator.

Study



Double glazed window, radiator and a storage cupboard. Wall mounted Combi boiler.

Bathroom




Spacious suite featuring a freestanding bath, step in rainfall shower, low level wc and hand wash basin set into vanity unit. Double radiator and double glazed window.

MAIN ROOMS AND DIMENSIONS

Outside



Attractive, low maintenance garden to rear with lawned and paved areas benefitting from a wooden gate to access driveway. Convenient front garden with lawned and block paved areas benefitting from a gated driveway.

Garage
Access via wooden sliding door. Providing additional storage space.

Council TaxBand
The Council Tax is Band C.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1937 and the Ground Rent is £4.20pa

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

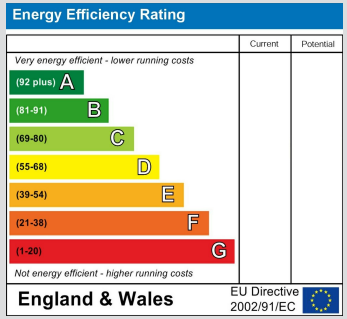
Any prospective purchaser should clarify this with their Solicitor.

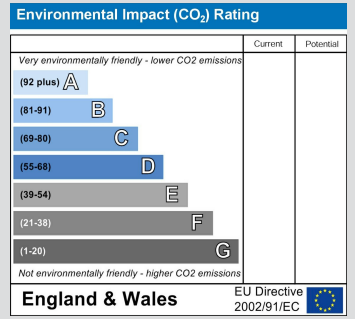
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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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

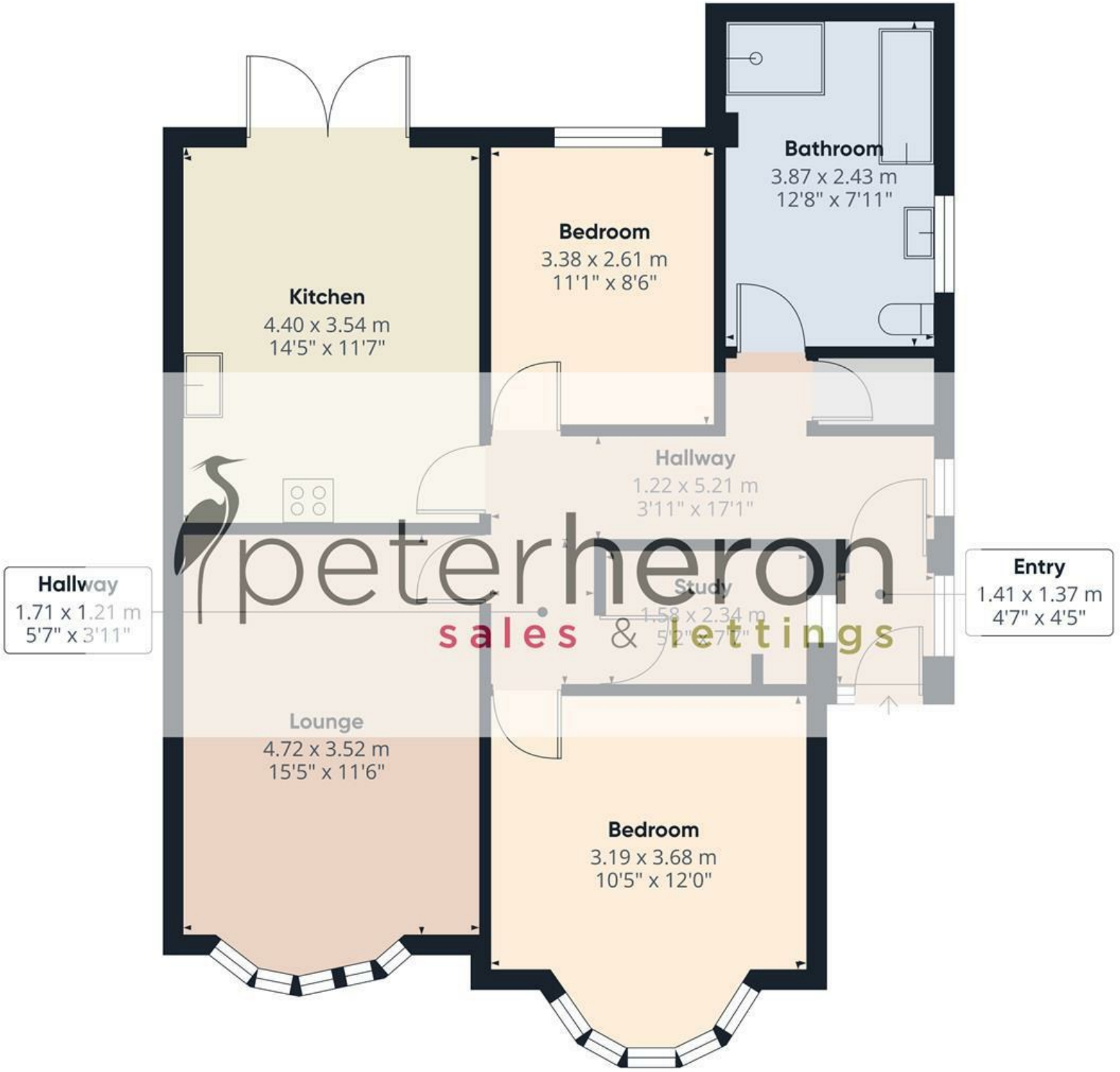
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

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









Ground Floor

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Approximate total area(1)

81.4 m²

876 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.

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