









For Sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation Fee.

A beautifully presented and deceptively spacious three bedroom semi-detached bungalow, occupying a pleasant position within this attractive development. Internally the accommodation is all on one level and includes a hall, lounge with patio door and feature fireplace, opening through to a dining room and there is a superb modern kitchen. There are three bedrooms and an impressive, contemporary bathroom/wc. Benefits of the property include double glazing and gas central heating to radiators. Externally there are well-maintained gardens to the front, side and rear, driveway and a detached garage with an adjoining lawned garden area. This popular location is ideally placed for local amenities, shops and schools as well as offering excellent connections to Sunderland City Centre and major road links. We highly advise viewing to appreciate the spacious rooms and flexible layout this wonderful bungalow has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a double glazed entrance door into the hall.

Hall

Radiator and doors connecting off to the dining room, kitchen, 3 bedrooms and bathroom.

Lounge 15'6" x 10'0"



This attractive room has a double glazed patio style door to the front, radiator, feature fireplace and an archway leading through into the dining room.

Dining Room 11'5" x 10'0"



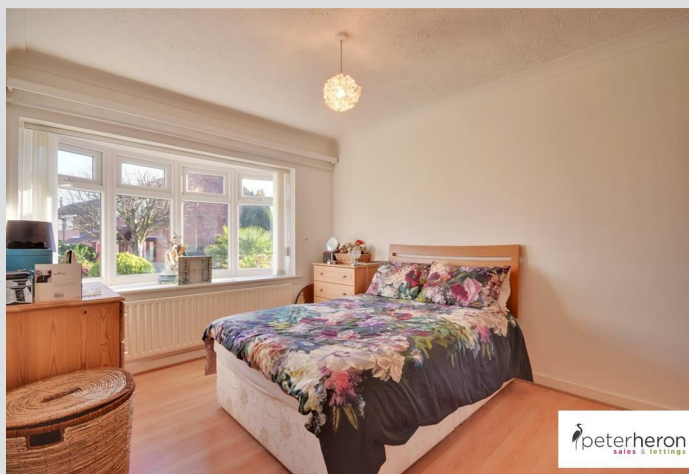
Double glazed bow window to the front, double glazed window to the side and a radiator.

Breakfasting Kitchen



Fitted with a range of modern wall and base units with work surfaces over incorporating a one-and-a-half bowl sink and drainer unit. Integrated appliances include an oven and hob with extractor over. Space has been provided for the inclusion of a fridge freezer and a washing machine, there's a radiator, double glazed window and a double glazed door to the rear garden.

Bedroom 1 13'7" x 9'10"



Double glazed bow window to the front and a radiator.

Bedroom 2 11'1" x 8'10"



Double glazed window to the rear and a radiator.

Bedroom 3 11'1" x 8'6"



Double glazed window to the rear and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



A contemporary suite fitted with a low level WC with a concealed cistern, wash hand basin set into vanity unit and a p-shaped panelled bath with mains fed shower over. There's a ladder style radiator, part tiled walls and double glazed window.

Outside



There are attractive gardens to the front, side and rear of the property, a driveway and a detached garage with an adjoining lawned garden area.

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.

Auction Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`).

Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

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

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Fawcett Street Viewings

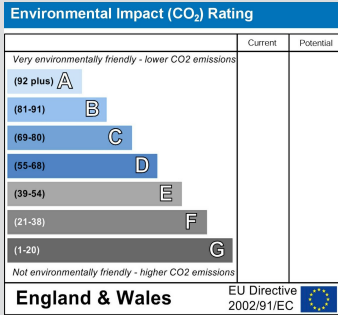
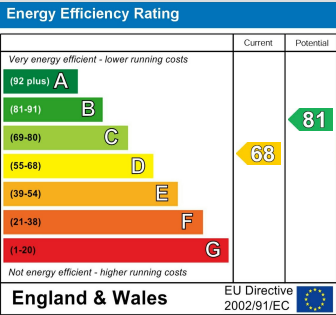
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

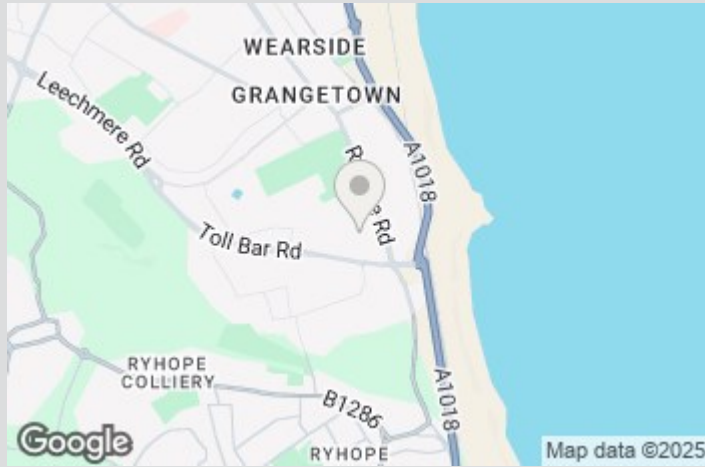
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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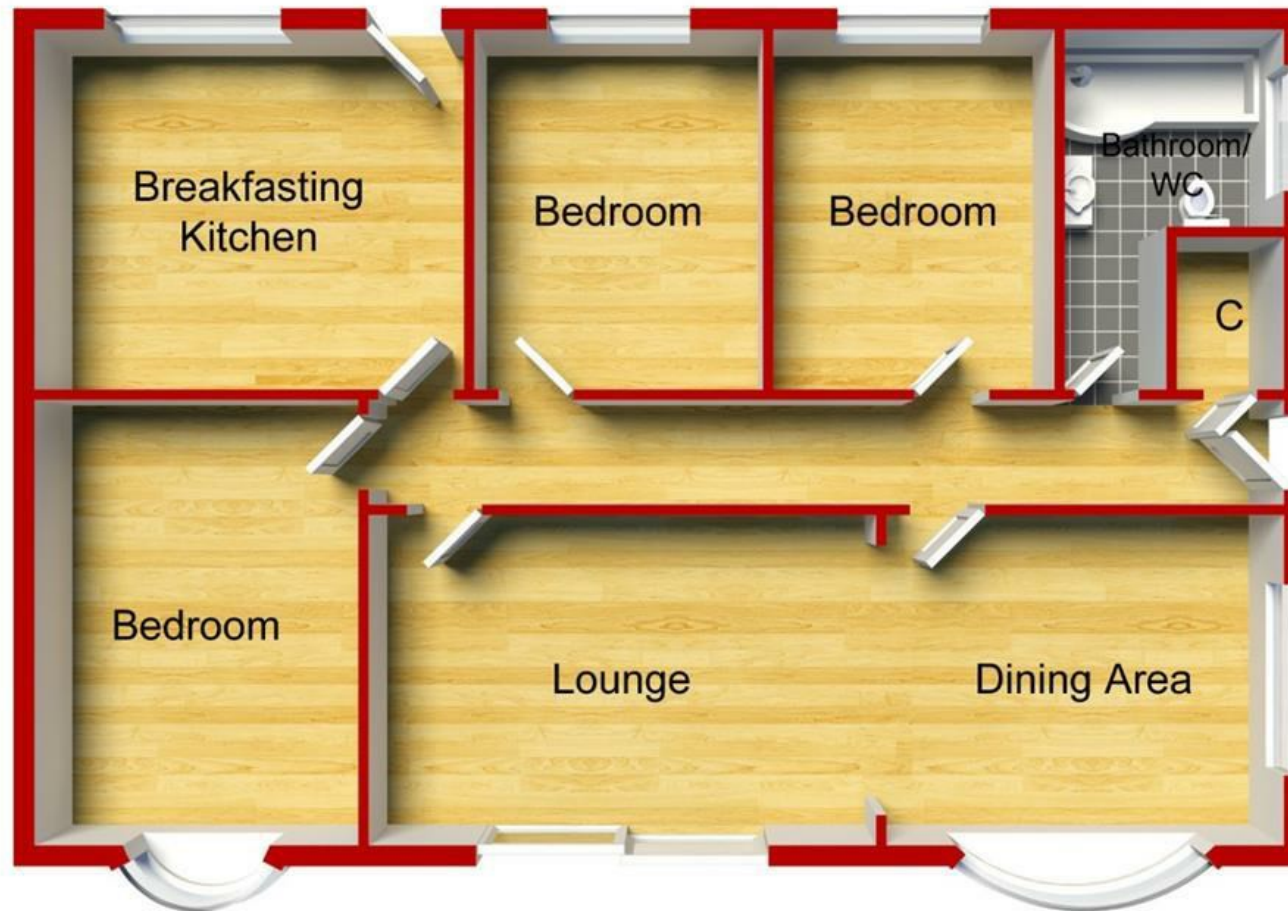
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MAIN ROOMS AND DIMENSIONS



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Approximate Floor Area
(89.38 sq.m)

21 Tarn Drive

