









An outstanding, three double bedroom detached bungalow, occupying a superb corner plot on this delightful cul-de-sac off Bainbridge Holme Road. The bungalow has been extended and remodelled by the current owners to an exceptional standard, providing spacious and stylish accommodation, all on one level. Internally the property is accessed via an impressive reception hall, there is an attractive lounge to the front and a superb open plan dining kitchen fitted with an excellent range of units and bi-folding doors to the rear garden. The master bedroom features a dressing area with fitted wardrobes and contemporary en-suite shower room/wc, there are two further double bedrooms and a luxury family bathroom/wc. Benefits of the property include double glazing, gas central heating to radiators and under floor heating to the kitchen and bathrooms. Externally there is a garden to the front, low maintenance garden to the rear with artificial grass and patio area. Double gates lead out to a block-paved driveway, providing off street parking and access to the garage. This location is ideally placed for local amenities, shops and schools as well as offering convenient links to surrounding areas and major road connections. We highly advise viewing, to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door to

Impressive Reception Hall



Built in cloaks cupboard and radiator.

Lounge 16'0" x 11'10" into alcoves



Large double glazed window to front, central heating radiator and inset contemporary gas fire.

Dining Kitchen 20'2" x 16'2"



A stunning open plan dining kitchen fitted with modern wall and base units with granite working surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include a double electric AEG oven and an AEG induction hob and dishwasher, unflooring heating, double glazed bi-folding doors leading out into rear patio area, double glazed window to rear and built in utility cupboard providing space for washing machine and tumble dryer.

Master Bedroom 12'10" x 11'10" not including dressing area



Double glazed window to rear overlooking the garden, central heating radiator and a dressing area.

Dressing Area



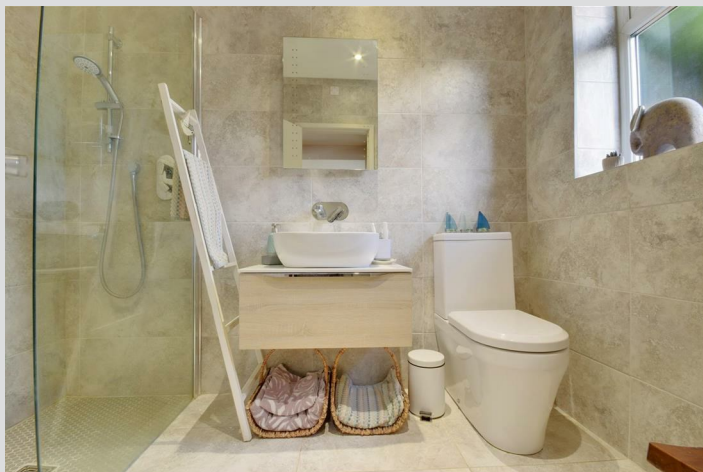
Fitted wardrobes and a door leading through to en-suite.

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MAIN ROOMS AND DIMENSIONS

En-Suite



Fitted with a contemporary suite comprising of a low level WC, washbasin and shower area with mains shower, tiled walls, tiled floor with underfloor heating, double glazed window and heated towel radiator.

Bedroom 2 11'5" x 10'9"



This double bedroom has a double glazed window to front and radiator.

Bedroom 3 9'10" not including fitted robes x 11'10"



This double bedroom has a double glazed window to front,

central heating radiator and fitted sliding mirror fronted wardrobes.

Family Bathroom



This luxury bathroom is a spacious room fitted with a low level WC with concealed cistern, washbasin, bath and shower area with electric shower, underfloor heating, chrome feature radiator, Velux window providing natural light and a useful built in storage cupboard.

Outside



Attractive garden to the front with mature planting, whilst to the rear there is a delightful landscaped garden with artificial grass area and a patio. Double timber gates access from Bainbridge Holme Road lead onto a block paved driveway providing off street parking and access to single GARAGE.

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MAIN ROOMS AND DIMENSIONS

Council Tax Band

We have been advised by our Clients this property is Council Tax Band D and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

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

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Fawcett Street Viewings

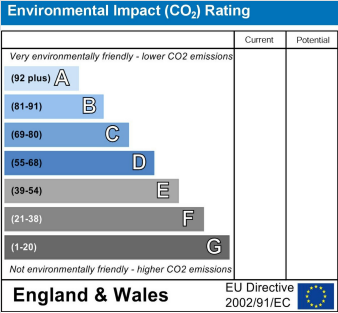
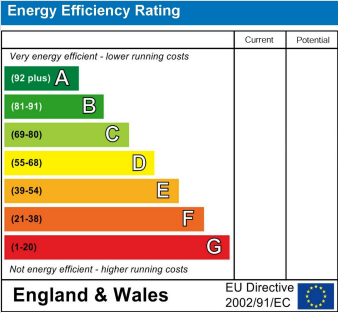
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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