









An extended three bedroom semi-detached bungalow, occupying an attractive plot within the ever popular area of Hastings Hill, enjoying the rare feature of two driveways. Internally the accommodation is all on one level and includes a hall, spacious lounge, opening through to a dining area, a kitchen, three bedrooms and a contemporary shower room/wc. Externally there are gardens to the front and rear, two driveways and a garage. The property is well placed for local amenities, as well as offering excellent routes to surrounding areas and major road links including the A19. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Radiator.

Lounge 16'11" x 11'11"



Radiator and log burner. Open plan into dining area.

Dining Area 10'9" x 7'11"



UPVC double glazed sliding doors to rear and door to kitchen.

Kitchen 9'3" x 7'11"



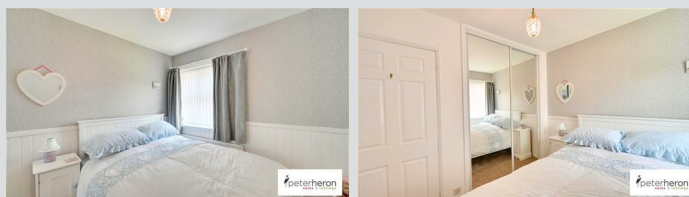
Range of wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and cooker hood. Space for fridge freezer and washing machine. Double radiator, double glazed window and UPVC door to rear.

Bedroom 1 10'5" x 9'11"



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

Bedroom 2 9'3" x 8'6"



Double glazed window to front, radiator and built in mirrored sliding door wardrobes.

Bedroom 3 9'2" x 8'3"



Double glazed window to side, radiator and built in mirrored sliding door wardrobes.

Shower Room



Low level WC and washbasin vanity, and walk in waterfall shower, heated towel rail, double glazed window and storage cupboard. Access hatch to loft.

Outside



Garden to front with two driveways providing off street parking and a garage. A delightful garden to the rear with block paved area.

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

MAIN ROOMS AND DIMENSIONS

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.

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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.

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.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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