peterheron
sales & lettings



**Marlborough Road**, Hastings Hill, Sunderland

£155,000











VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW! An extended and immaculately presented semi-detached bungalow, situated within the ever popular Hastings Hill estate. Internally the impressive accommodation includes a hall, spacious lounge and an extended 16ft breakfasting kitchen, fitted with an excellent range of units and integrated appliances. There is a delightful conservatory overlooking the rear garden, accessed from the kitchen, two well-proportioned bedrooms and a modern bathroom/wc. Externally there is a block-paved driveway providing off street parking, garage and an attractive garden to the rear. Features of the bungalow include gas central heating to radiators and double glazing. The property is well placed for local amenities, as well as offering excellent to surrounding areas and major road links including the A19. Available with immediate vacant possession and no upper chain involved, early viewing is highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

**All on Ground Floor**
Access via Composite entrance door to

**Entrance Hall**



Central heating radiator.

**Lounge 16'11" into bay x 11'10"**



Double glazed bay window to front, central heating radiator and attractive feature fireplace with living flame effect gas fire.

**Breakfasting Kitchen 16'9" x 9'2"**





This extended kitchen is fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an electric oven and hob with extractor over, integrated fridge and freezer, double glazed window to side and rear, central heating radiator, space has been provided for the inclusion of a washing machine, central heating boiler is concealed behind a matching unit.

# MAIN ROOMS AND DIMENSIONS

**Conservatory 9'8" x 7'8"**



Double glazed French door leading out to rear garden and double glazed windows.

**Bedroom 1 13'2" x 9'7" not including fitted robes**





Central heating radiator and fitted bedroom furniture including wardrobes, drawer units and dressing table.

**Bedroom 2 9'6" x 9'2"**



Double glazed window to front and central heating radiator.

**Bathroom**



Low level WC with concealed cistern, washbasin set into vanity unit and panel bath with shower over, chrome ladder style central heating radiator and double glazed window.

**Outside**





Block paved driveway to the front with lawned garden and to the rear there is a garden with lawned area and patio.

**Garage 15'9" x 8'2"**



Up and over access door, and a double glazed door leading to the rear garden.

# MAIN ROOMS AND DIMENSIONS

**Council Tax Band**
We have been advised by our Clients this property is Council Tax Band C 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.
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**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.




