









This stunning bungalow has been upgraded and modernised to provide an exceptional standard of accommodation within the popular Lakeside Village development. Internally the stylish accommodation is all on one level and includes an attractive lounge that is open plan with a superb kitchen, fitted with an excellent range of contemporary units and a selection of integrated appliances. There are two bedrooms and an impressive modern bathroom/wc. The property benefits from double glazing, gas central heating to radiators, an air filtration system, floored out loft space, an allocated parking space and a beautiful garden to the rear with a fabulous summer house. This convenient location provides easy access to local amenities, shopping facilities and transport links to surrounding areas. We highly recommend early viewing to appreciate this exceptional bungalow and to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door.

Lounge



Double glazed window to front, radiator and the rooms opens into the kitchen.

Kitchen



Range of contemporary wall and base units work surfaces over incorporating 1/2 bowl sink and drainer unit, integrated appliances include electric oven and hob, and fridge freezer. Space for washing machine and tumble dryer. Double glazed door leading out to rear garden and double glazed window to rear. Door to inner lobby.

Inner Lobby

Built in cupboard providing storage space and gas central heating boiler. Loft access hatch with pull down ladder to floored out loft space.

Bedroom 1



Double glazed window to rear and radiator.

Bedroom 2



Double glazed window to front and radiator.

Bathroom



Contemporary suite comprising of a low level WC, washbasin set into vanity unit and bath with mains shower over, chrome ladder style radiator, attractive tiled walls and floor.

Loft Space



Outside



Allocated parking space with delightful rear garden with lawn, patio and decked area. Summerhouse.

Summerhouse



Council Tax Band

The Council Tax Band is Band A.

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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

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

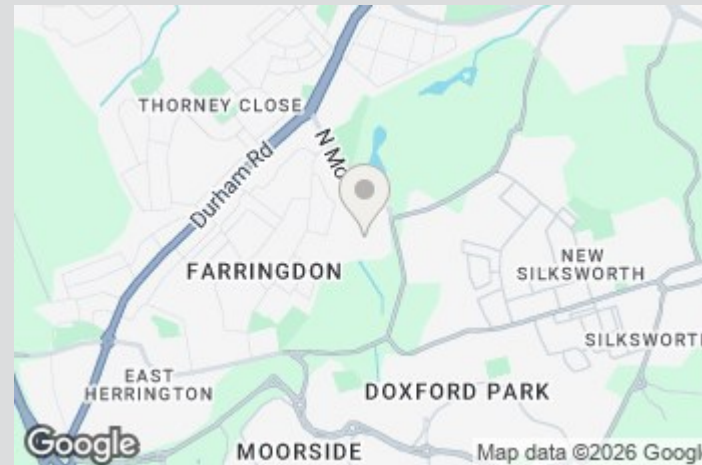
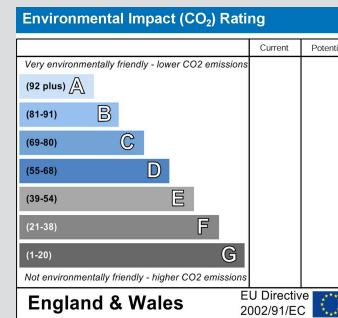
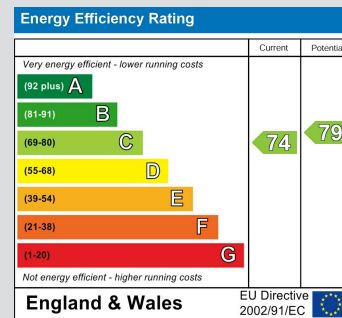
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

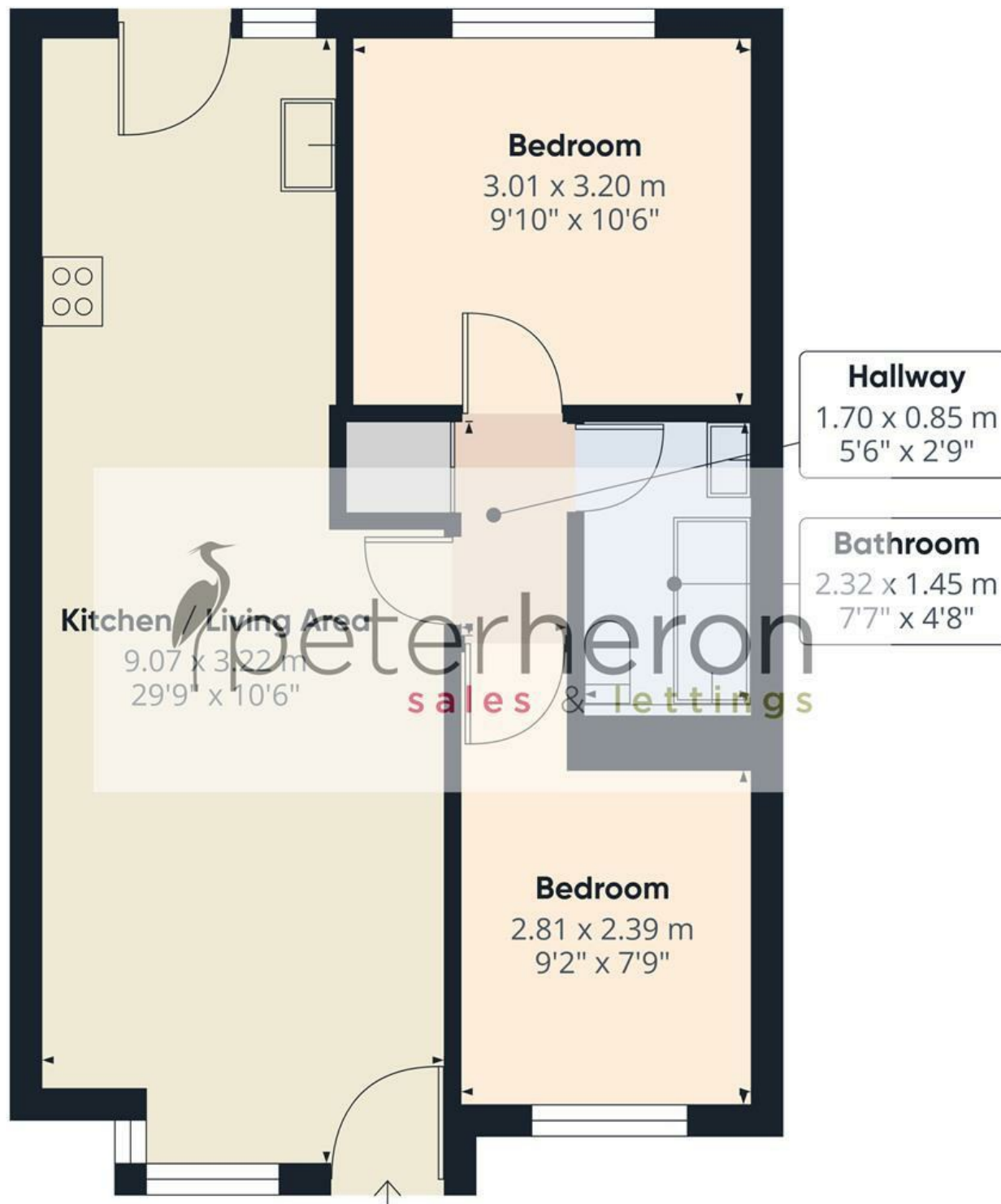
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



Visit www.peterheron.co.uk or call 0191 510 3323



Approximate total area⁽¹⁾

48.6 m²
523 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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