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Birchberry Close, Nookside, Sunderland £165,000

This newly refurbished two bedroom bungalow, provides a beautiful standard of accommodation within this attractive modern development. The immaculate accommodation is all on one level and includes a hall, lounge that is open plan with a fabulous, contemporary fitted kitchen that has French doors to the rear. There are two bedrooms, both with fitted wardrobes and an attractive wet room/wc. Externally there is a pleasant low maintenance garden to the rear, along with a parking space. This convenient location is close to local amenities, shops and excellent transport connections. With immediate vacant possession and no upper chain involved, early viewing is highly recommended to appreciate this impressive bungalow.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via entrance door.

Entrance Hall

Radiator.

Lounge 12'2" x 10'11"

Large double glazed window to front and radiator. Open plan to kitchen.

Kitchen 10'11" x 9'6"

Fitted with an excellent range of contemporary units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven, hob and washing machine, Space for fridge freezer. Double glazed door to rear and radiator.

Bedroom 1 11'8" max including robes x 9'0"

Large double glazed window to rear, radiator and fitted sliding door wardrobes.

Bedroom 2 6'9" x 6'11" max including fitted robes

Double glazed window to front, radiator and fitted sliding door wardrobes.

Wet Room

Low level WC, washbasin set into vanity unit and wet area with mains shower, chrome ladder style radiator, radiator, extractor fan and tiled walls.

MAIN ROOMS AND DIMENSIONS

Outside

To the rear there is a delightful low maintenance garden wit artificial grass and paved areas, along with access to the parking space.

Council Tax Band
The Council Tax Band is Band A.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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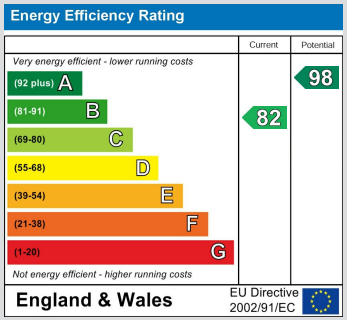
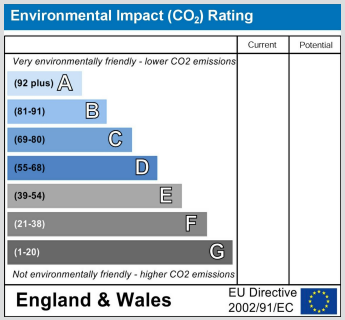
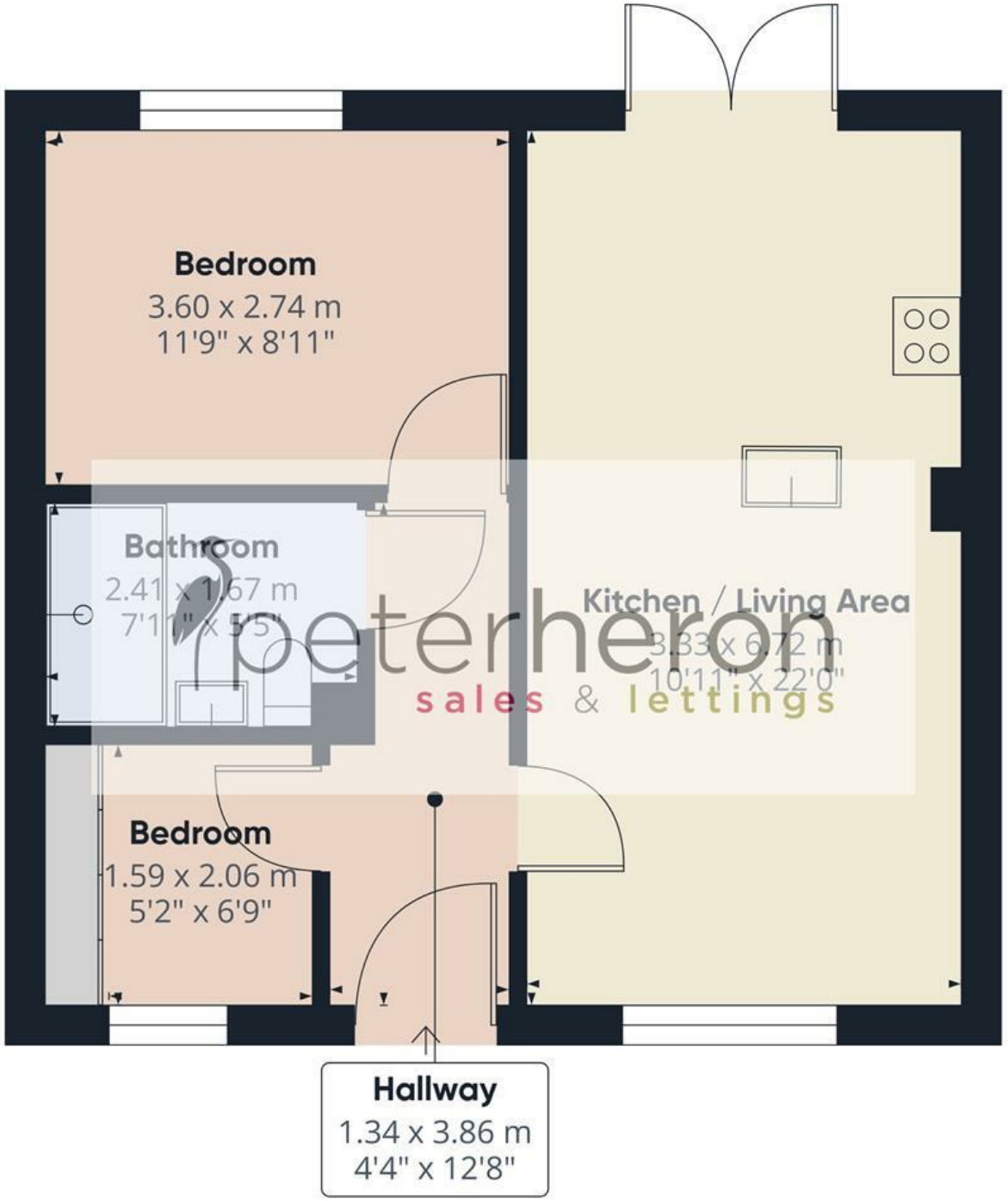
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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Approximate total area(1)

46.1 m²

497 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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