

Broadmeadows, East Herrington, Sunderland

£240,000











Occupying a pleasant position within the ever-popular Broadmeadows development of East Herrington, this attractive double-fronted, three bedroom semi-detached bungalow offers an exciting opportunity for those seeking a home they can update and personalise to their own tastes and requirements.

Boasting generously proportioned accommodation with three reception rooms, the property comprises a welcoming reception hall, lounge sharing a open plan arrangement with a dining room, conservatory, kitchen, three well-proportioned bedrooms and a shower room/WC.

Externally, the bungalow enjoys gardens to the front, side and rear, together with a driveway providing off-street parking and access to an attached garage.

Perfectly placed within this highly regarded residential neighbourhood, the property is within walking distance of local amenities and the beautiful Middle & East Herrington Park, whilst excellent transport connections provide convenient access to Sunderland City Centre, Durham, Newcastle and the wider North East region, including Newcastle International Airport and mainline railway stations at Durham and Newcastle.

Available with immediate vacant possession and no upward chain, this much-loved style of bungalow presents a wonderful opportunity for purchasers looking to create their ideal home in one of East Herrington's most sought-after residential developments.

Early internal inspection is highly recommended to appreciate the space, potential and superb location this delightful bungalow has to offer!

MAIN ROOMS AND DIMENSIONS

All On Ground Floor
Access via UPVC entrance door into

Entrance Hall
Radiator, storage cupboard and doors to

Lounge




Double glazed bay window to front, radiator and fireplace.

Open Plan Living & Dining Area




Living Area
Double glazed bay window to the front and a feature fireplace. Open plan into the dining area.

Dining Area
Radiator, double glazed window and door to the kitchen.

Kitchen




Wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven and gas hob. Space for a fridge freezer and a washing machine. Radiator, double glazed window to the rear and a door to the conservatory.

Conservatory
Double glazed windows, UPVC French patio doors to the rear and a radiator.

Bedroom 1




Double glazed window to the conservatory and a radiator.

Bedroom 2




Double glazed bay window to the front and a radiator.

Bathroom




Bath with shower over, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail and 2x double glazed windows.

Outside
Good sized front and rear gardens laid mainly to lawn. The rear befitting from a shed, greenhouse and wooden gate to access the front. Large block paved driveway.

Garage




Providing additional storage space.

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

Council TaxBand
The Council Tax is Band D.

Important Notice
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

MAIN ROOMS AND DIMENSIONS

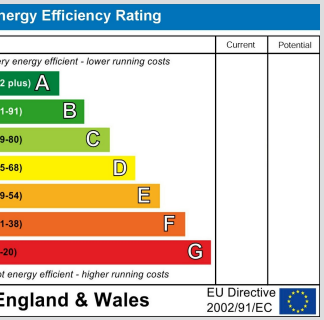
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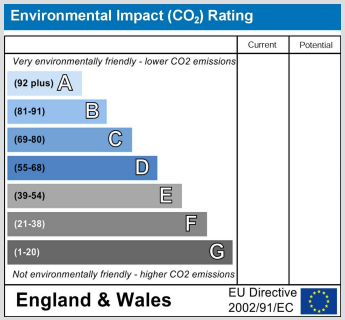
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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)

104.3 m²

1122 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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