















An exciting introduction to the market giving a rare opportunity to purchase a five bedroom detached bungalow nestled on a lovely corner plot in a quiet cul-de-sac position.

Perfect for those families in need of a stair free living space, internally offers a well proportioned layout featuring accommodation comprising entrance vestibule, reception hall, lounge, dining room, breakfasting kitchen with separate utility, conservatory, five bedrooms, an en-suite shower room and family bathroom. Finished to a good standard throughout, the property benefits from gas central heating and UPVC double glazing, whilst externally there is a large drive providing off street parking for multiple cars, an attached double garage with remote control electric doors and well stocked mature gardens to the front, side and rear.

Occupying a sought after position within the ever fashionable Broadlands development set close to Boldon flats and within easy walking distance of the village centre and East Boldon Metro station, this very well presented home is sure to command a huge level of interest and should be viewed as a matter of urgency to avoid disappointment.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Vestibule

### Reception Hall

Airing cupboard and cloaks cupboard.

### Lounge 17'10" x 18'7" into bay



UPVC double glazed windows to front and side, radiator, gas feature fireplace with timber surround, marble insert and hearth. Double doors through to dining room.

### Dining Room 14'7" x 9'4"



UPVC double glazed to side and radiator.

### Breakfasting Kitchen 11'9" x 14'8"



Base and eye level units with working surfaces over incorporating stainless steel sink unit and drainer, integrated gas hob with extractor, double electric oven, glass fronted display cabinets, breakfast bar, radiator, UPVC door to conservatory.

### Utility 5'10" x 11'10"



Plumbing for washer, space for tumble dryer, wall mounted gas boiler space for fridge freezer, UPVC double glazed window and door to outside.

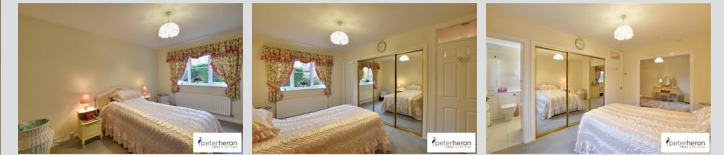
### Conservatory 8'3" x 12'2"



UPVC double glazed windows and door to gardens.

## First Floor Landing

### Bedroom 1 (rear) 14'4" x 9'10"



UPVC double glazed window, radiator and fitted wardrobes with sliding mirror fronted doors.

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# MAIN ROOMS AND DIMENSIONS

## En-Suite Shower Room



Low level WC with concealed cistern, washbasin vanity unit with cupboards, walk in shower cubicle with overhead Rainforest shower, tiled walls and tiled floor, UPVC double glazed window.

## Bedroom 2 10'1" x 12'10"



UPVC double glazed window, fitted wardrobes with sliding mirror fronted doors and radiator.

## Bedroom 3 (front) 10'4" x 11'4"



UPVC double glazed window and radiator.

## Bedroom 4 (rear) 9'11" x 10'11"



UPVC double glazed window, fitted wardrobes and radiator.

## Bedroom 5 (front) 10'2" x 8'1"



UPVC double glazed window and radiator.

## Family Bathroom 10'9" x 7'0"



Low level WC with concealed cistern and washbasin vanity unit, panel bath and walk in shower cubicle with overhead

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# MAIN ROOMS AND DIMENSIONS

Rainforest shower, tiled walls and tiled floor, UPVC double glazed window.

## Outside



Well established gardens to the front, side and rear with well stocked borders and attractive lawns together with mature trees, shrubs and hedging. Gardens to both sides with single gates providing access to the front gardens and large driveway providing off street parking for multiple vehicles.

## Garage 18'2" x 16'3"

## Council Tax Band

The Council Tax Band is Band F.

## Tenure Freehold

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

## 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. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

## Sea Road Viewings

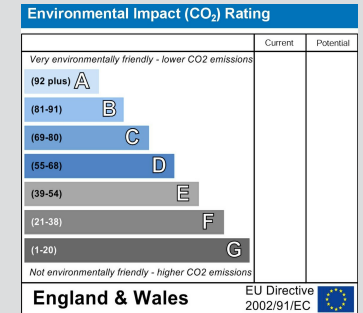
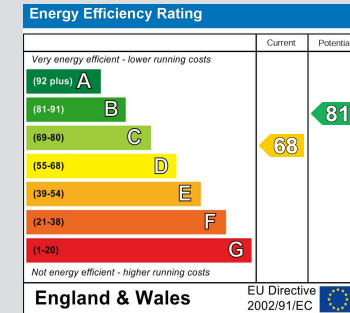
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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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