









Available with immediate vacant possession and no upward chain, this well presented and popular style two bedroom double fronted bungalow with a south facing courtyard to the rear offers an exciting opportunity for those who wish to live along this sought after avenue set close to a range of amenities. Comprising entrance hall, living room, kitchen, two bedrooms, shower room, conservatory and benefiting from a large workshop in the rear courtyard, the property benefits from gas central heating and double glazing and is finished to a good standard throughout. Ready to move into, the property is a short walk from Sea Road shopping centre and located towards the Mere Knolls Road end of the street and is also very convenient for those who want to be closer to the sea front. A beautiful home which can only be appreciated with internal inspection.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door.

Entrance Hall



Double radiator, 2x double glazed frosted window and loft access point.

Lounge 12'5" x 14'0"



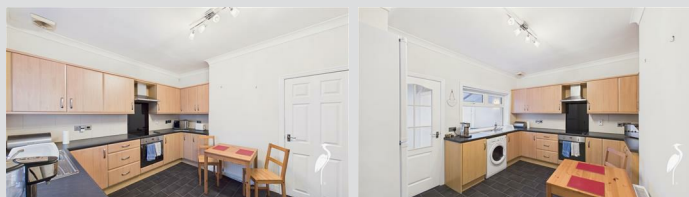
Double glazed box bay window to the front and a double radiator.

Bedroom 2/Sitting Room 11'11" x 15'10"



Double glazed window to the front and a radiator.

Kitchen 12'7" x 11'8"



Fitted with modern wall and base units over incorporating a single bowl stainless steel sink and drainer unit, integrated appliances include an oven, electric Belling hob and overhead extractor fan, space has been provided for the inclusion of a washing machine and fridge freezer. Double radiator storage cupboard, double glazed window looking into sun room and a single glazed door to the sun room.

Sun Room 5'3" x 6'9"



Double glazed window overlooking rear courtyard, storage cupboard and concealed combi boiler.

Bedroom 1 12'0" x 11'11"



Double glazed window to rear and a radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, washbasin and shower cubicle ran from the boiler, UPVC lined walls, double glazed frosted window to rear and ladder style radiator.

Outside



To the front of the property is a low maintenance block paved front garden and to the rear is a courtyard with large workshop.

Council Tax Band

The Council Tax Band is Band B.

Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is years from 1/1/2009 and the Ground Rent is £

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

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.

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

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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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road 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.

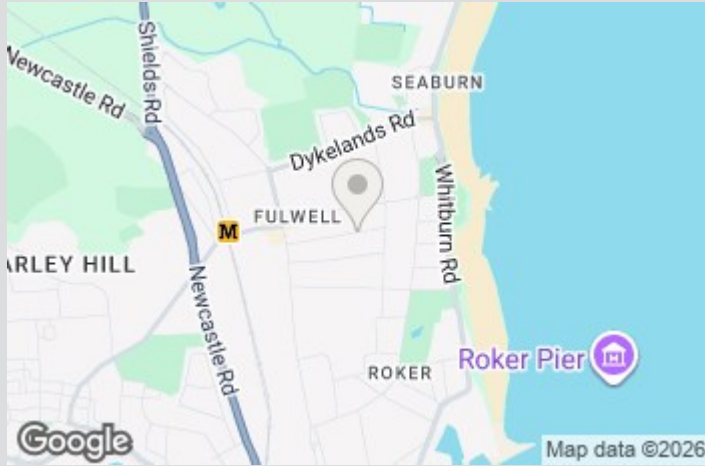
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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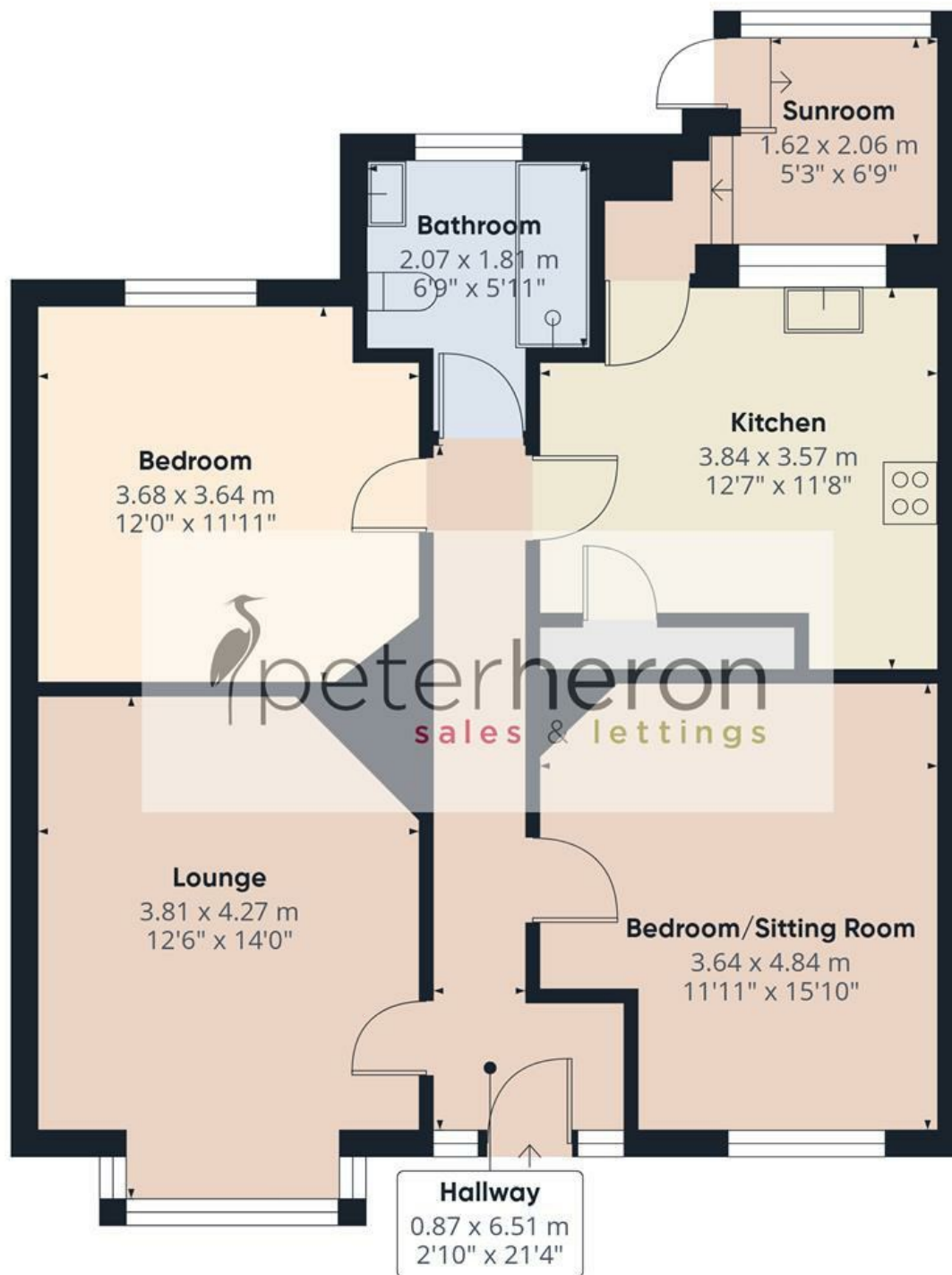
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MAIN ROOMS AND DIMENSIONS



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Approximate total area⁽¹⁾

73.8 m²

794 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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