









A rare opportunity to purchase this deceptively spacious two bedroom two bathroom and four reception roomed semi detached bungalow with a little adaption could be converted into a three bedroom offering an exciting opportunity for those purchasers who require ground floor living space but with additional rooms upstairs.

The property is presented to a good standard throughout and sits within a lovely plot with south facing gardens to the rear and a convenient situation within walking distance of a superb range of amenities in Cleadon Village centre.

Benefiting from gas central heating and UPVC double glazing, the property offers comfortable, flexible accommodation and is sure to impress all who view.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Reception Hall



Radiator and storage cupboard.

## Lounge/Bedroom 1 13'6" x 11'0"



Double glazed bay window to front elevation, electric fire and radiator.

## Kitchen 10'11" x 10'5"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include double oven, gas hob and hood. Space provided for a washing machine and fridge freezer. Double radiator, single glazed window and door to conservatory.

## Conservatory 15'1" x 8'2"



Double glazed windows and UPVC door to rear garden.

## Living Room 10'9" x 8'9"



Double glazed window to rear elevation, double radiator and open plan leading through to dining room.

## Dining Room 11'1" x 11'6"



Double glazed window to front elevation, radiator and stairs to first floor.

## Bathroom



Low level WC, washbasin vanity unit and bath with shower

tap and vanity unit, heated towel rail and double glazed window to rear elevation.

## First Floor Landing

Storage cupboard.

## Bedroom 2 12'11" x 12'6"



Double glazed window to rear elevation, radiator and built in furniture.

## Bedroom 3 15'4" x 8'2"



Double glazed window to rear elevation and radiator.

# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC, washbasin and walk in shower cubicle, radiator and double glazed window to the rear elevation.

## Outside



Generously sized south facing rear garden laid mainly to lawn with a side gate to access front. Attractive front garden with a driveway providing off street parking and leading to a

## Garage 19'1" x 9'5"

The property also benefits from a detached garage accessed via an electric roller shutter door.

## Council Tax Band

The Council Tax Band is Band C.

## 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.

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.

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

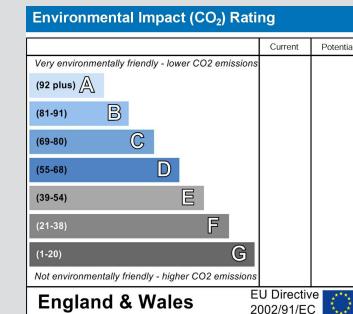
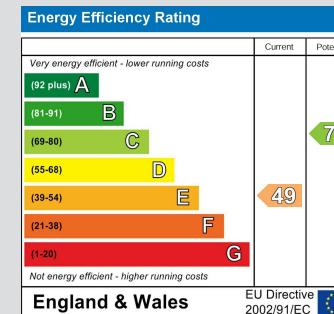
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate total area<sup>(1)</sup>

104.2 m<sup>2</sup>  
1122 ft<sup>2</sup>

Reduced headroom

3 m<sup>2</sup>  
32 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.