









Occupying a quiet position on this sought after street, set just a short stroll from Harton Village Centre, this popular style 2 bedroom, 2 reception room Bay Window Semi-Detached bungalow, available with no upward chain, offers an exciting opportunity to those searching for a well proportioned, stair-free living space.

Boasting an extension to the rear, the property internally comprises an Entrance Portico, Reception Hall, Lounge, Dining Room, Breakfasting Kitchen, 2 Double sized Bedrooms and a Shower room. To the exterior, the property features gardens to the front with a drive and garage together with a mature south-west facing garden to the rear.

Ready to move into, this delightful home is perfect for those who wish to be within easy reach of all local amenities and can only be fully appreciated upon internal inspection.

# MAIN ROOMS AND DIMENSIONS

## All On One Floor

Access via UPVC Double glazed Entrance door with inner wooden glass panelled door to

## Reception Hall



Radiator, storage cupboard and doors to

## Lounge 13'8" x 12'2"



Double glazed bay window to front elevation, radiator and fireplace. Wooden glass panelled sliding double doors to

## Dining Room 13'8" x 12'1"



Double glazed UPVC door to rear, radiator and storage cupboard. Door to Kitchen.

## Breakfasting Kitchen 24'10" x 6'8"



Range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer with mixer tap. Space provided for an oven, fridge freezer, dishwasher, washing machine and tumble dryer. Double radiator, 2x Double glazed windows and UPVC French doors to rear.

## Bedroom One 13'2" x 11'1"



Double glazed window to front elevation, built in wardrobes and dresser and a radiator.

## Bedroom Two 11'9" x 8'0"



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

## Showerroom



Walk in waterfall shower, low level wc and hand wash basin set into vanity unit. Double glazed window to side elevation and a radiator.

## Outside



Attractive block paved rear garden with a decked patio area. Generous block paved front garden featuring a gated driveway providing off street parking. The property also benefits from a garage.

## Garage

## Council Tax Band

The Council Tax 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

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

# MAIN ROOMS AND DIMENSIONS

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

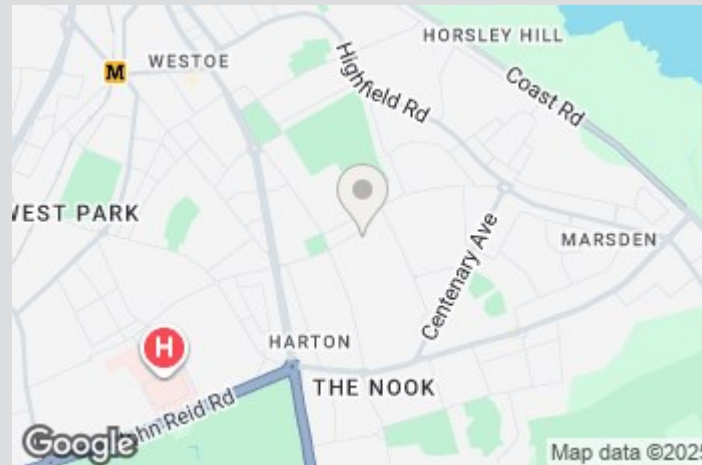
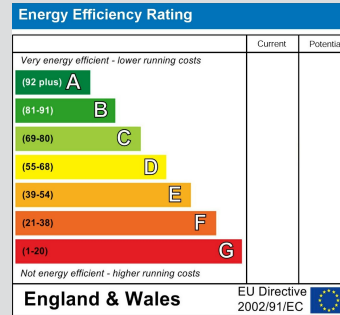
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## 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.



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>  
83.4 m<sup>2</sup>

(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.

GIRAFFE360