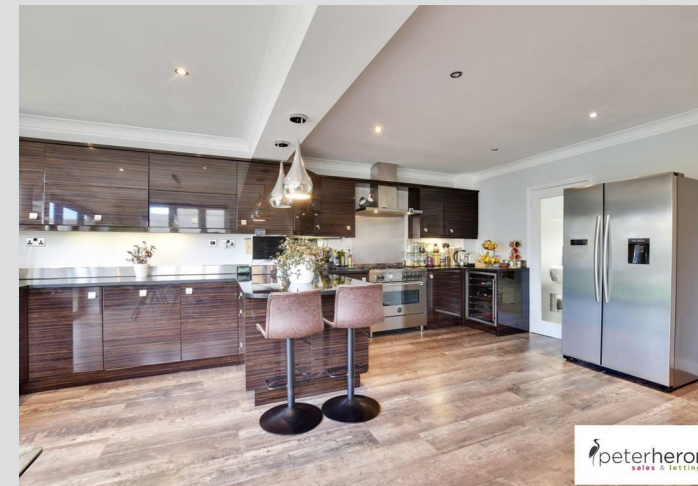










An outstanding three bedroom semi detached bungalow with a wonderful open plan living room/kitchen and the added bonus of an annexe in the rear garden, this superb home is perfect for those who require the accommodation bungalows have to offer whilst it's also large enough for families. Finished to a high standard throughout, the property internally comprises reception hall, lounge, living room with open plan kitchen, utility, bedroom and bathroom all to the ground floor whilst at first floor level there are two further bedrooms and a second bathroom. Benefiting from a combination of gas central heating, air conditioning to first floor bedrooms, underflooring heating to kitchen and first floor bathroom and double glazing, the property externally has gardens to the front and a drive to the side, well proportioned gardens to the rear with an annexe hosting a sun lounge, home office/bedroom and shower room also benefiting from air conditioning. Enjoying a highly sought after position on this popular estate located just off Boldon Lane within easy walking distance of Cleadon Academy, Cleadon Village Centre and East Boldon Metro Station, the property is also within easy commuting distance from Sunderland, South Shields and Newcastle Upon Tyne. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Reception Hall



Wall mounted column radiator and wood effect laminate flooring.

Ground Floor Bedroom 3 11'8" x 11'1"



UPVC double glazed window, radiator and wood effect laminate flooring.

En-Suite Shower Room



Low level WC, washbasin and walk in shower cubicle with overhead dual shower and attractive tiled walls, chrome heated towel rail.

Lounge 13'8" x 10'11"



UPVC double glazed window to front, spiral chrome radiator and wood effect laminate flooring.

Living Kitchen 19'9" x 17'4"



An impressive range of high gloss base and eye level units with work surfaces over incorporating sink with professional mixer tap, multi functional oven with five burner gas hob and extractor fan, integrated dishwasher, wine cooler, wood effect laminate flooring, stairs to first floor, understairs storage cupboard, Underfloor heating, UPVC double glazed window to rear and bi-folding doors into rear garden. Breakfast bar with seating area.

Utility 5'7" x 5'2"

UPVC double glazed windows and tiled flooring.

Boiler Room

Housing Main Echo Compact combi boiler.

First Floor Landing

Storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 16'2" x 11'3"



UPVC double glazed windows to rear overlooking the rear garden, wood effect laminate flooring, air conditioning unit and storage space.

Bedroom 2 16'10" x 8'5"



Velux window to front, air conditioning unit and wood effect laminate flooring.

Bathroom



Low level WC, washbasin vanity unit with drawers under, free standing bath and walk in shower cubicle with overhead dual shower, Velux window, Underfloor heating, part tiled walls and tiled flooring.

Outside



Garden to the front with drive to the side, side gate leading into attractive rear gardens with raised planters, paved seating areas and artificial lawned area.

ANNEXE BUILDING

The annexe benefits from air conditioning.

Sun Lounge 15'2" x 10'3"



Wood effect laminate flooring, wood burning stove, Bi-folding doors into rear garden. Storage space.

Home Office/Bedroom 8'11" x 6'11"

Shower Room



Low level WC, washbasin vanity unit and step in shower cubicle, tiled flooring and chrome heated towel rail.

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 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:-

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MAIN ROOMS AND DIMENSIONS

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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

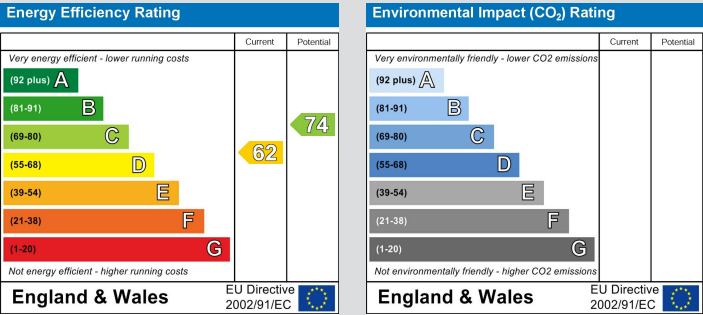
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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