















Occupying a discreet position on an impressive garden plot measuring approximately 1/3 of an acre, this substantial detached bungalow offers a well proportioned and flexible stair free living space with the added bonus of having additional rooms which would serve well as a separate annex to the main dwelling. Internal accommodation comprises reception hall, living room with cast iron stove, lounge with open plan arrangement with dining both which share a double sided cast iron stove and of which both share an open plan arrangement with the kitchen, three bedrooms, an en-suite shower room and a family bathroom whilst the annex area features a living room with cocktail bar (which could serve as a kitchen (subject to building regulations and planning permission)), bedroom and shower room. Benefiting from gas central heating and UPVC double glazing, the property boasts generous gardens to the front, side and rear and a large drive accessed via remote control electric gates providing secure off street parking for numerous cars together with a large double detached garage. Located just off Moor Lane and situated close to greenbelt and local village amenities, the property is also within easy reach of the sea front and its award winning Blue Flag beaches, East Boldon Metro station and major routes serving Sunderland City centre, South Shields and Newcastle Upon Tyne. This property is indeed a rare introduction to the market and will appeal to many therefore immediate internal inspection is highly recommended and considerable interest is anticipated.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed Composite door to the reception hall.

### Reception Hall



2x double radiators, UPVC double glazed window to front elevation.

### Living Room 17'0" x 18'2"



Dual fuel wood burning cast iron stove, attractive Herringbone pattern brick work together with Newminster style dressed stone surround, retractable projector set within ornate pelmet with down lights which could easily be converted into a media wall, Amtico flooring, UPVC double glazed windows to the front and side aspects, 2x double radiators with radiator covers.

### Lounge 17'4" x 22'3"



UPVC double glazed windows to rear elevations and front elevations together with French doors leading out onto a raised timber decked seating area to the front garden, cocktail bar, wall lights.

### Bedroom 9'3" x 12'6"



UPVC double glazed window to rear elevation, double radiator, built in cupboard housing wall mounted gas combination boiler serving hot water and radiators.

### Shower Room



Low level WC, wash hand basin and vanity unit with cupboards under, illuminated mirror, walk in shower enclosure - white suite with UPVC lined walls and ceiling, vinyl flooring, UPVC double glazed window and single radiator.

### Breakfasting Kitchen 14'4" x 16'7"



Good selection of base and eye level units with work coloured working surfaces incorporating 1 1/2 bowl sink unit with pedestal mixer tap, integrated appliances include a four burner gas hob with overhead extractor hood, fan assisted electric oven and microwave grill, UPVC double glazed windows to front and rear aspects, double sided dual fuel cast iron stove set within Inglenook fire opening, LVT flooring, double radiator with radiator cover, open plan to dining room.

### Dining Room 10'0" x 15'1"



LVT flooring, double radiator, double sided cast iron multi fuel stove set within Inglenook fireplace, UPVC double glazed sliding patio doors leading out to front gardens.

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

## Utility 10'0" x 5'4"



Plumbing for automatic washing machine and dishwasher, space for fridge freezer, wall mounted Baxi Duo Tech combination boiler serving hot water and radiators, LVT flooring, UPVC double glazed window to side elevation.

## Principal Bedroom 12'1" x 18'1"



Maximum depth into recess, UPVC double glazed window to side elevation, single radiator.

## En-Suite Shower Room



Low level WC, washbasin vanity unit with cupboards under,

overhead illuminated fitted mirror, walk in shower enclosure with sliding door - attractive white suite with UPVC lined walls and ceiling, vinyl flooring, ladder design heated towel rail.

## Bedroom 2 10'0" x 13'6"



UPVC double glazed windows to side elevation, double radiator.

## Bathroom 8'11" x 11'0"



Low level WC with concealed cistern, washbasin vanity unit with drawers under and overhead illuminated mirror, double ended panel bath and large walk in shower enclosure with Rainforest shower head and hand held riser - attractive white suite, UPVC lined walls and ceiling, vinyl flooring, UPVC double glazed window to rear elevation, ladder design heated towel rail.

## Bedroom 3 10'0" x 13'5"



UPVC double glazed window to side elevation, double radiator.

## Outside



The property sits within a third of the an acre plot and features automatic gates providing access to a large drive with secure off street parking for numerous cars which in turn leads to a detached garage with remote control electric roller shutter door. The extensive lawn gardens to the front are screened off by mature Evergreen tree and a single gate to the side provides access through to additional rear gardens which enjoy a westerly aspect and capture the afternoon sun, there is also a large patio seating area with a good degree of privacy perfect for entertaining.

## Garage 18'9" x 19'7"

UPVC double glazed door to side elevation, access via slingby ladder sliding aluminium ladder to large boarded area perfect for storage. Belfast sink.

## Aerial Shots



## Council Tax Band

The Council Tax Band is Band G.

## 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

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

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

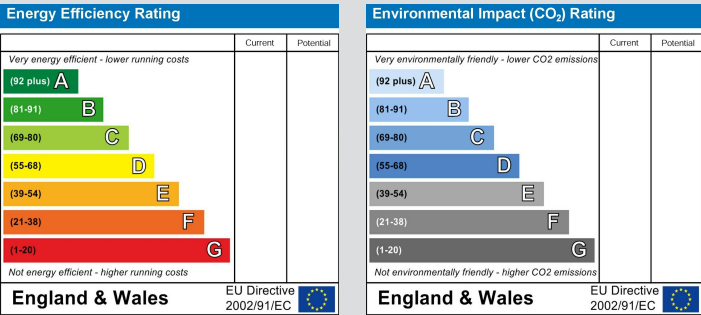
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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

