









This recently improved and beautifully presented 1930's Bay windowed semi-detached bungalow occupies a sought-after crescent within a well-established residential area, ideally located close to excellent amenities, the coastline and Roker Park.

The property has been thoughtfully extended to provide well-proportioned, turn-key accommodation, making it ideal for buyers seeking convenient single-level living. The internal layout briefly comprises a welcoming reception hall, living room, conservatory, extended kitchen, two bedrooms, and a bathroom.

Externally, the home enjoys attractive gardens to the front, a pattern-imprinted concrete driveway to the side, and delightful sun-filled walled gardens to the rear, enhanced by appealing landscaping.

Further benefits include gas central heating and UPVC double glazing throughout. Properties of this style and location are always in strong demand, and early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite entrance door.

Reception Hall



Radiator, storage cupboard and access point to loft.

Lounge 14'1" x 8'1"



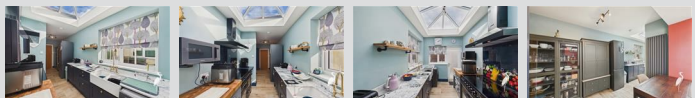
Feature fireplace, radiator and stairs to loft space. UPVC double glazed Bi-folding doors to Conservatory.

Conservatory 9'0" x 10'7"



Double glazed windows and UPVC French doors to rear. Electric fire and double radiator.

Kitchen/Diner 21'7" x 7'3"



Range of wall and base units with countertops over

incorporating a dual bowl undermount sink and drainer unit with mixer tap. Double oven with electric hob and cooker hood, fridge freezer and washing machine. Skylight, electric heater and column radiator. 2x double glazed windows and UPVC door to rear.

Dining Area



Skylight, 2x wall mounted heaters and UPVC doors to front and rear elevations.

Bedroom 1 12'9" x 13'0"



Double glazed bay window to front elevation and radiator.

Bedroom 2 14'3" x 11'11"



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

Bathroom



Low level WC and washbasin set into vanity unit, freestanding bath, chrome heated towel rail and double glazed window to rear elevation.

Loft Space 17'8" x 10'9" plus 17'6" x 10'0"

3x skylight windows.

Outside



Garden to the front with pattern imprinted driveway providing off street parking, whilst to the rear delightful landscaped gardens.

Garage 16'7" x 8'3"

2x single glazed windows to side elevation and UPVC French doors to rear.

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

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MAIN ROOMS AND DIMENSIONS

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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

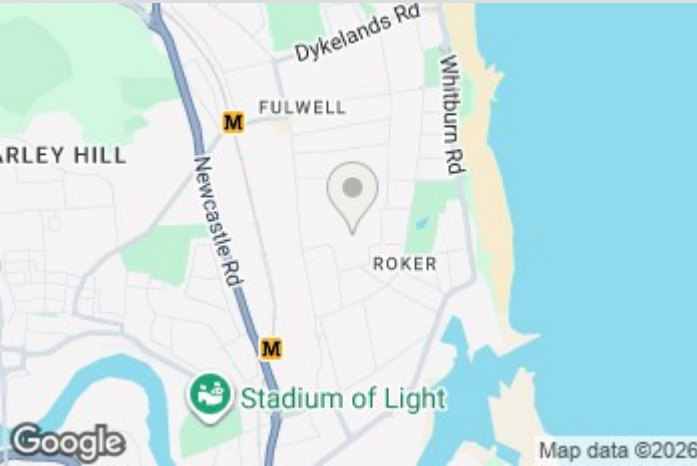
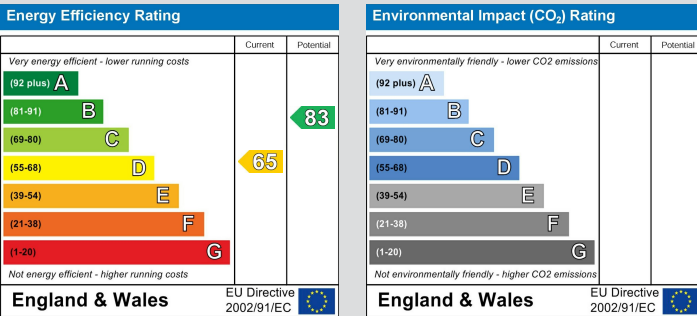
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

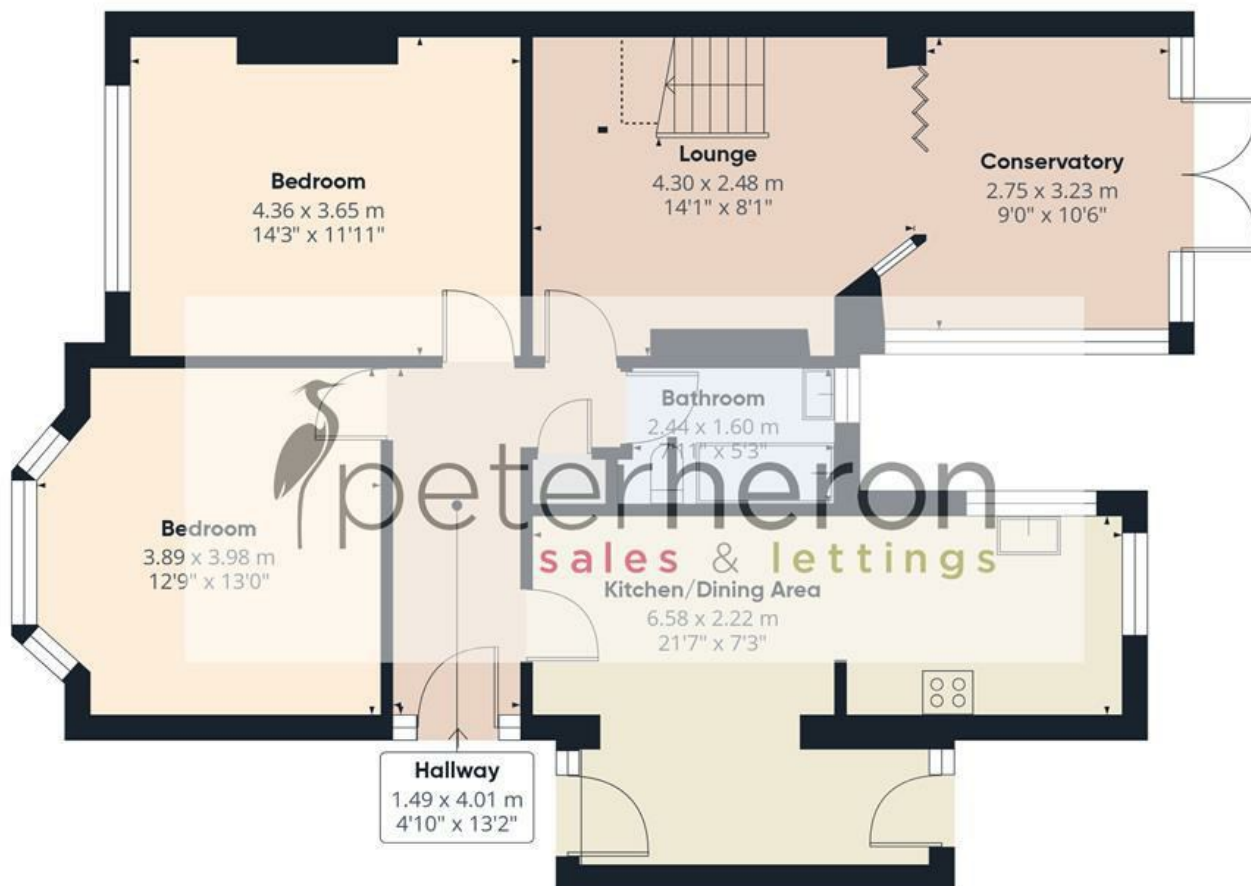
Ombudsman

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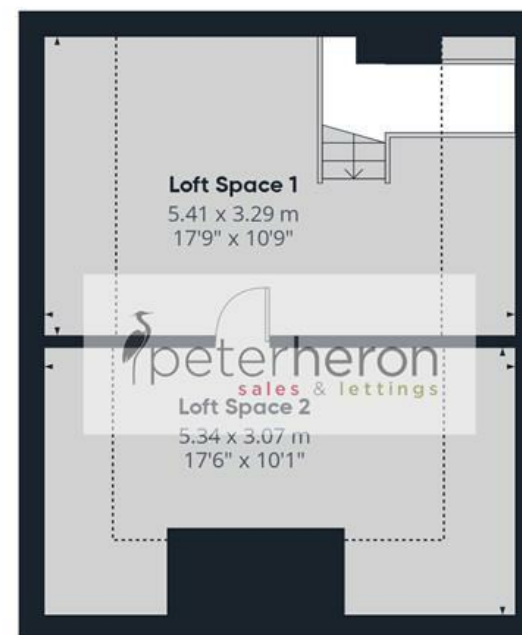


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Ground Floor



First Floor

Approximate total area⁽¹⁾

118.1 m²

1270 ft²

Reduced headroom

12.9 m²

138 ft²

(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.

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