









Occupying an imposing, sought after position on this well established street in an extremely quiet yet convenient section of Roker and sitting within a lovely plot with sun drenched mature gardens to the rear, this attractive 1930's pre war semi detached bungalow is available with immediate vacant possession and no upward chain. The property's flexible ground floor accommodation comprises a reception hall, lounge, dining room, kitchen, 2 bedrooms and bathroom whilst it also benefits from gas central heating and UPVC double glazing.

Externally, the property features a long drive to the front with off street parking for two cars, leading to a garage and mature gardens to the front and rear with established borders and attractive lawns. Just a stroll away from Roker Park and Sunderland's magnificent coastline, this wonderful period home is also within easy reach of all local amenities and is guaranteed to appeal to both those looking for a well placed, stair free living space.

We anticipate there will be considerable interest in this fine home therefore immediate internal inspection is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Hall



Radiator and storage cupboard. Access to fully boarded loft space via retractable ladders, with power and lighting providing ample storage.

Lounge 14'2" x 12'9"



Double glazed bay window to front, feature fireplace and radiator. Open plan into dining room.

Dining Room 14'1" x 12'9"



Double glazed French patio doors to rear and radiator. Door to kitchen.

Kitchen 15'11" x 6'9"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap, integrated oven, gas hob and cooker hood. Space for fridge freezer and washing machine. Double glazed bay window and UPVC door to rear.

Bedroom 1 12'4" x 12'4"



Double glazed bay window to front and radiator.

Bedroom 2 12'4" x 7'11"



Double glazed bay window to side and radiator.

Bathroom



Luxury suite comprising of a low level WC, washbasin and corner bath, double glazed window and radiator.

Outside



Generous front and rear gardens with a garage and driveway providing off street parking.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 24/6/1935 and the Ground Rent is £4.00 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

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.

Fawcett Street Viewings

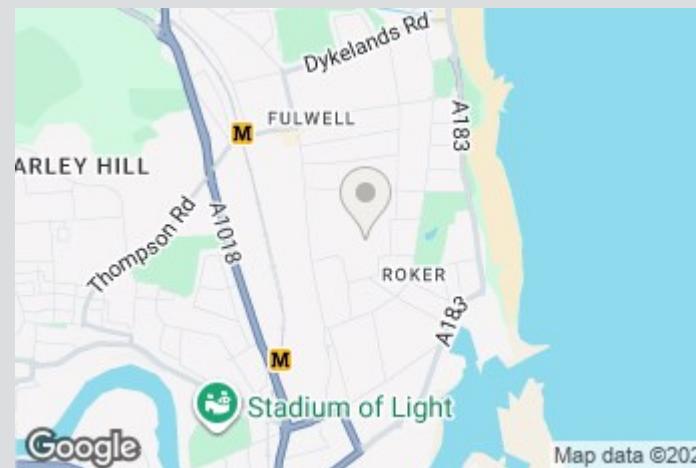
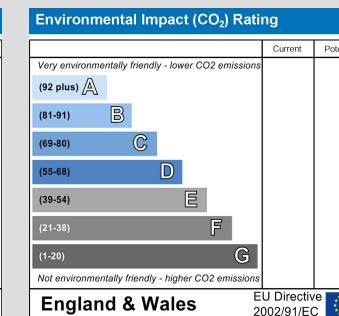
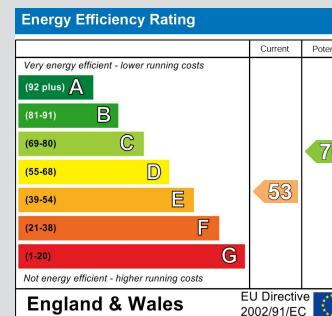
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



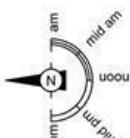
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Ground Floor
Approximate Floor Area
(85.60 sq.m)



44 Mansfield Crescent