









A recently modernised and upgraded three bedroom double fronted semi-detached bungalow, providing immaculate and spacious accommodation, all on one level within this highly sought after location. Internally the well appointed accommodation includes an entrance vestibule, a generous reception hall, attractive lounge with bay window and a superb modern breakfasting kitchen. There are three bedrooms, one currently utilised as a second reception room and a contemporary bathroom/WC. Externally there are delightful gardens to the front, side and rear, a driveway and a garage. The property has recently had a new boiler, rewire, bathroom and kitchen, flooring and decoration, roof and perimeter wall, landscaping. The property is located next to Barnes Park Road and is ideally placed for a range of amenities and boasts excellent transport links to Sunderland City Centre and wider road networks. An internal inspection is highly recommended to appreciate this impressive bungalow and to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Vestibule

New external composite door. Wood effect vinyl flooring.

Reception Hall



Spacious reception hall with a radiator.

Lounge 14'7" into bay x 10'11"



Double glazed bay window to the front and radiator.

Kitchen 14'7" max x 7'4"



Fitted with a range of contemporary wall and base units in white finish with black handles and laminate marble effect work surfaces. Granite style sink with black tap. Integrated electric oven, ceramic hob and feature extractor chimney, spaces have been provided for the inclusion of a fridge freezer and a washing machine, there is a fitted breakfast bar which could be used as a dining area, double glazed window to the rear, double glazed door to the rear garden and a tall feature radiator, Wood effect vinyl flooring, large built in cupboard providing additional storage.

Bedroom 1 11'5" into bay x 10'10"



Double glazed bay window to the front and radiator.

Bedroom 2 10'10" x 9'5"



Double glazed window to the side with lovely views over Barnes Park, and radiator.

Bedroom 3/ Reception Room 2 15'5" into bay x 10'11" into alcove



This versatile room is currently being utilised as an additional reception room but would also be ideal as a third bedroom, it has a double glazed bay window to the rear and a radiator.

Visit 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

Bathroom



White bathroom suite comprising of bath with black taps and black rainfall shower with glass screen. White toilet with low level cistern with push button flush, gloss grey vanity sink unit. Large built in cupboard providing useful storage. Wood effect vinyl flooring, modern black radiator, side facing double-glazed window. Marble effect ceramic tiling.

Outside



There are delightful gardens low maintenance to the front, side and rear with block paved patio areas and established planting, the property also benefits from the driveway and a single garage with electric roller shutter door.

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:-

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.

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.

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

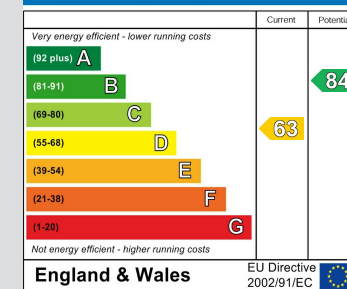
Opening Times

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

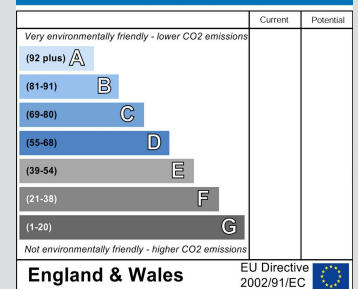
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating



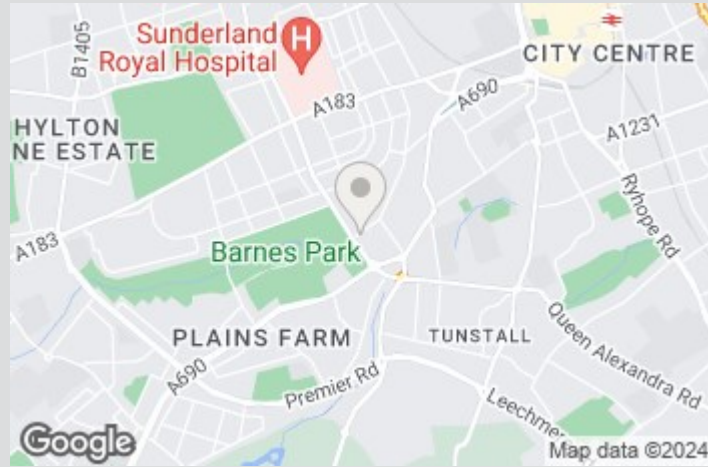
Environmental Impact (CO₂) Rating



Visit 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



Visit 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



1 Dunbreck Grove