









Occupying a cul-de-sac position, this attractive popular style two bedroomed semi detached bungalow boasts an impressive kitchen/diner and low maintenance gardens. The well appointed accommodation is arranged over one level and comprises entrance hall, lounge, modern kitchen/diner with integrated oven and hob, conservatory overlooking the rear garden, two good size bedrooms and a bathroom. Externally there are a driveway and low maintenance gardens to the front, side and rear. Situated in the sought after area of Fulwell and just a short walk away from the sea front, close proximity to good schools and boasts excellent transport links to Sunderland City centre and wider road networks. Early viewing is a must to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via UPVC entrance door.

## Entrance Hall

Radiator.

## Lounge 16'7" x 10'8"



Double glazed bay window to the front, feature fireplace and radiator.

## Kitchen/Diner 14'4" x 8'3"



Range of wall and base units with work surfaces over incorporating single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven and hob, space for washing machine and fridge freezer, 2x double glazed windows to front and radiator. Door to conservatory.

## Conservatory 9'5" x 9'3"



Double glazed windows and UPVC door to rear.

## Bedroom 1 13'5" x 10'11"



Double glazed window to conservatory and radiator.

## Bedroom 2 8'7" x 8'5"



Double glazed window to front and radiator. Access hatch to loft.

## Bathroom



Low level WC, hand wash basin and bath with shower, double glazed window and 2x windows.

## Outside



Low maintenance gardens to the front, side and rear. Driveway.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Freehold

We are advised by the Vendors that the property is

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# MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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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 £210.00 by Movewithus Ltd.

## Sea Road Viewings

To arrange an appointment to view this property please

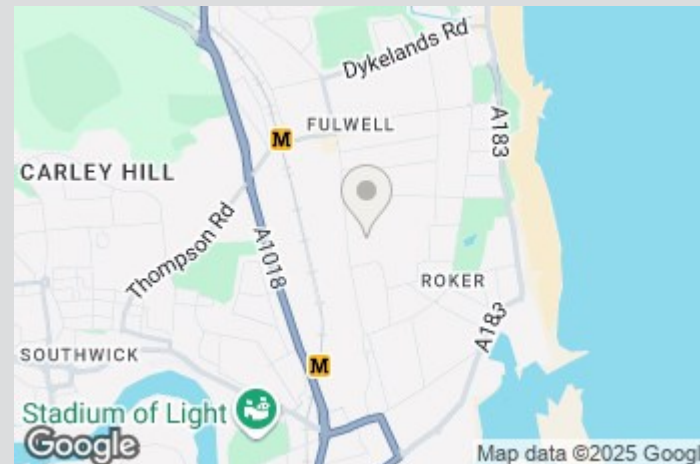
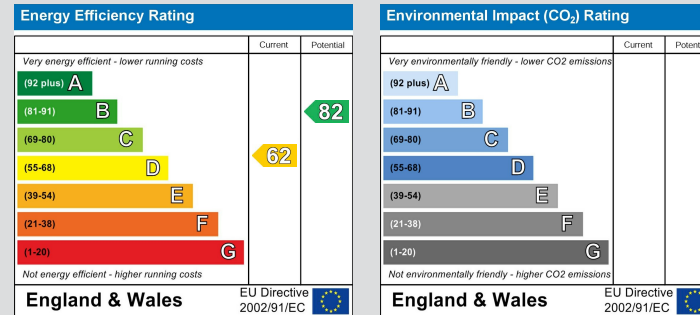
contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

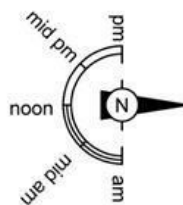


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Ground Floor  
Approximate Floor Area  
(64.40 sq.m)



1 Ronald Square