









A delightful two bedroom, two reception room semi-detached bungalow, enjoying a superb open aspect to the rear and providing deceptively spacious accommodation, all on one level. The internal accommodation includes an entrance vestibule, reception hall, generous lounge with bay window, dining room, sun room, kitchen, two well-proportioned bedrooms and a bathroom/wc. Externally there are delightful gardens to the front and rear. The property is ideally placed for a range of amenities and boasts excellent transport links to Sunderland City Centre and wider road networks. With no upper chain involved, we highly advise early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to;

Vestibule

There is an inner door leading through to the reception hall.

Reception Hall



Spacious reception hall with built in cupboard and a radiator.

Lounge 16'4" into bay x 13'7" into alcove



This spacious room has a double glazed bay window to the front, radiator, feature fireplace and double doors leading through to the dining room.

Dining Room 13'10" x 13'6" into alcove



With a radiator and double glazed French door to the sun room.

Sun Room 18'0" x 7'2"



With timber framed double glazed sealed unit windows providing a delightful aspect over the garden and open views beyond, there is a radiator, timber framed sealed unit doors leading out on to the patio area and there is access through to the kitchen.

Kitchen 10'2" x 6'2"



Fitted with wall and base units with work surface over incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker, fridge and washing machine, there is also a double glazed door to the sun room.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'0" into bay x 11'7" max inc robes



Double glazed bay window to the front, radiator and fitted wardrobes.

Bedroom 2 9'7" max measure inc fitted robes x 10'2"



Double glazed window to the rear, radiator and fitted wardrobes.

Bathroom



Three piece suite with low level WC, pedestal wash hand basin, panel bath with electric shower over, radiator, part tiled walls and double glazed window.

Outside



There is a lawned garden to the front and to the rear a beautiful garden with a lawned area and generous patio area, there is also a useful brick built store.

Council Tax Band

The Council Tax Band is Band B

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:-

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Important Notice Part 2

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

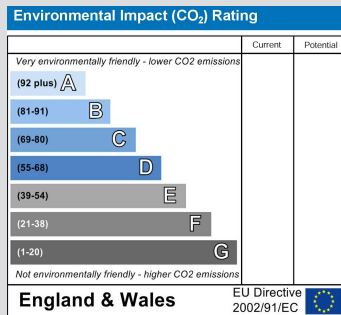
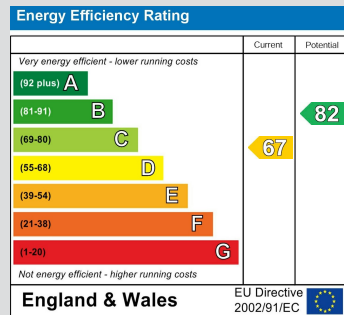
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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Approximate Floor Area
(93.37 sq.m)



13 Chatsworth Crescent