















A well appointed two bedroom semi-detached bungalow, occupying an attractive position within the ever popular Hastings Hill estate. Internally the accommodation includes a hall, spacious lounge, modern kitchen, two bedrooms and a bathroom/wc. Externally there is a lawned garden to the front with a block-paved driveway providing off street parking, a single garage and a pleasant garden to the rear with a lawn, patio and decked area. The property is well placed for local amenities, as well as offering excellent routes to surrounding areas and major road links including the A19. With immediate vacant possession and no upper chain involved, early viewing is essential.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via double glazed door to hall.

## Entrance Hall

Lounge 11'9" into alcove x 17'1" into bay



Tall double glazed bow bay window to front and radiator.

Kitchen 9'3" x 8'11"



Modern wall and base units with working surfaces over incorporating sink and drainer unit, integrated oven and hob, space for washer and fridge freezer, radiator, double glazed window to rear, double glazed door to rear, cupboard concealing wall mounted boiler.

Bedroom 1 13'0" x 11'11"



Double glazed window to rear and radiator.

Bedroom 2 8'7" x 9'1"



Double glazed window to front and radiator.

## Bathroom



Low level WC, pedestal washbasin and panel bath with shower attachment, chrome ladder style radiator, double glazed window and tiled walls.

## Outside



Lawned garden to the front and block paved driveway and garage, whilst to the rear there is a lawned garden with and decked area.

## 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:-

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# MAIN ROOMS AND DIMENSIONS

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.

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## Fawcett Street Viewings

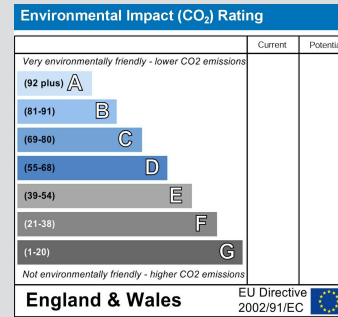
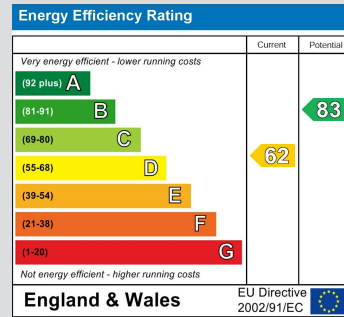
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

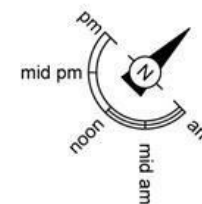


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Ground Floor  
Approximate Floor Area  
(58.79 sq.m)



151 Sevenoaks Drive