















Available immediately, this well-presented 2 bedroom semi-detached bungalow is located on the popular Charlton Road in Fulwell and offers spacious, versatile living accommodation that must be viewed to be fully appreciated. The property benefits from gas central heating, UPVC double glazing, and a security alarm system. Internally, the layout comprises an entrance hall, lounge, dining kitchen, two well-proportioned bedrooms, a bathroom, and a conservatory providing additional space. Externally, the front garden features block paving with established borders, offering a low-maintenance outdoor area. Ideally situated close to Sea Road shopping centre and Seaburn Metro Station, the property is well-placed for access to local amenities and transport links. Early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door.

### Entrance Hall



With a radiator and doors connecting off to all rooms.

### Lounge 12'11" not including bay x 12'4" into recess



UPVC double glazed bay window to the front, 2 radiator's, coved cornicing and a fireplace with mantle and surround (for display purposes only).

### Dining Kitchen 16'7" x 7'9" not including the bay, plus 12'11" x



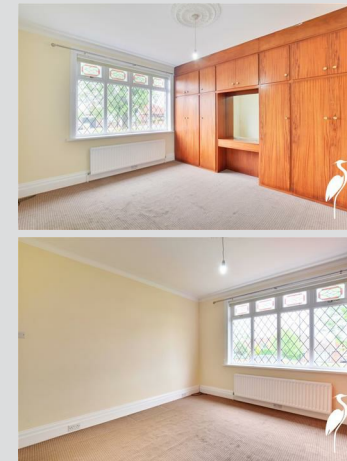
The kitchen is fitted with base and eye level units with work surfaces over incorporating a sink and drainer unit. There's also 2 UPVC double glazed windows, radiator, cupboard housing the central heating boiler and access to the conservatory.

### Conservatory 10'2" x 11'0"



UPVC double glazed windows to the rear, door to the garden and carpeted flooring.

### Bedroom 1 12'11" x 13'4" into fitted wardrobes



UPVC double glazed window to the front, radiator, coved cornicing and fitted wardrobes.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 12'2" not including bay x 10'7"



UPVC double glazed bay window to the rear, fitted sliding door wardrobes and a radiator.

## Bathroom



Low level WC, wash basin set into vanity unit and a

panelled bath with overhead shower. There's an access hatch to the ceiling for the loft, tiled walls and a heated towel rail.

## Outside



There's a driveway to the front leading to a garage with electric roller shutter door and a side gate leading to the rear. To the rear there is a paved garden with established borders.

## Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Council Tax Band

The Council Tax Band is C

## Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Sea Road Viewings

To arrange an appointment to view this property please

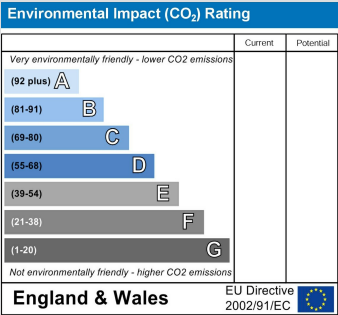
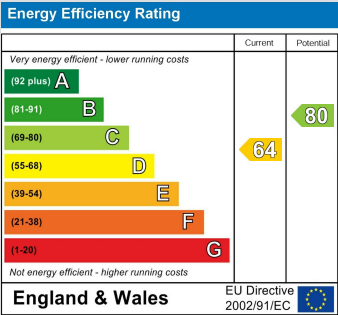
contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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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