









This extended two bedroom, two bathroom and three reception room semi detached bungalow offers an exciting opportunity to those looking to downsize within this highly sought after location.

Comprising reception hall, lounge, open plan dining room and kitchen, conservatory, a ground floor double bedroom and large bathroom and a large double bedroom and bathroom at first floor level.

Benefiting from gas central heating, UPVC double glazing and having the added bonus of solar panels which are owned outright by our clients and bring in an additional income at around £700 per annum.

Externally there gardens to the front with a double drive and enclosed gardens to the rear which enjoy a very sunny position. Within easy reach of all local amenities this bungalow is sure to impress all who view!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance door to

Reception Hall

Single radiator, cloaks cupboard.

Living Room 11'11" x 14'2"



Into square bay with UPVC double glazed window to front.

Kitchen 9'5" x 10'5"



A selection of base and eye level units, electric hob, extractor hood, double electric oven, combination microwave, plumbing for washer, cupboard discreetly concealing wall mounted gas combination boiler serving hot

water and radiators, integrated dishwasher, UPVC double glazed window, breakfast bar peninsular, open plan to

Dining Room 9'4" x 9'8"



UPVC double glazed French door to conservatory. Turned spindle balustrade staircase leading to first floor.

Conservatory 11'7" x 8'0"



Laminate flooring.

Bedroom 1 (rear) 11'8" x 12'5"



French doors out into rear gardens.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin, bath and shower cubicle - white suite.

First Floor Landing

Bedroom 2 13'8" x 10'1"



Velux windows.

Bathroom



Low level WC, washbasin, circular bath and stand alone shower enclosure - white suite. Fitted wardrobes and eaves storage.

Outside



Artificial lawned gardens to the front with drive providing off street parking for two cars, large enclosed gardens to the rear with artificial lawns and lovely sunny position.

Council Tax Band

The Council Tax Band is Band A

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.

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MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

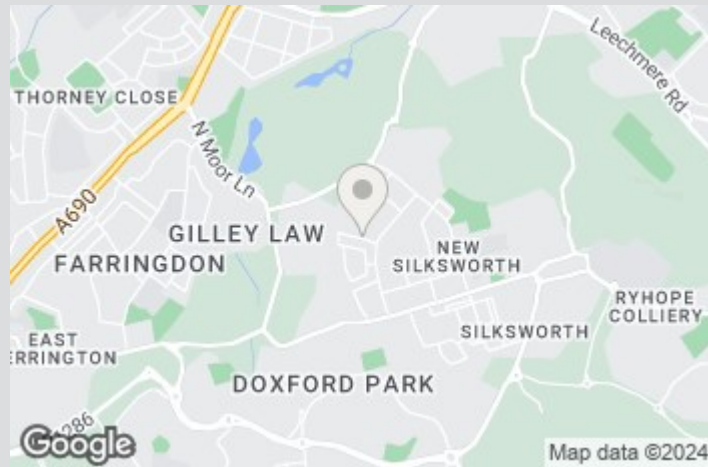
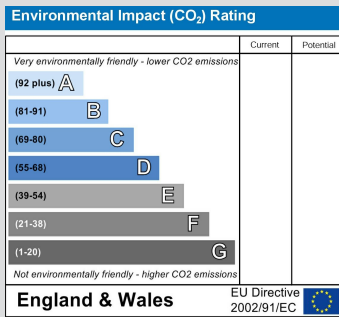
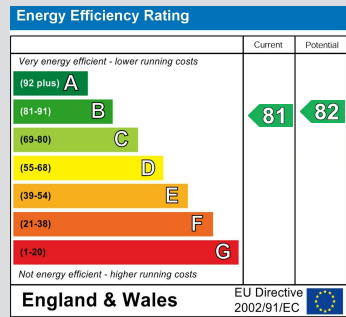
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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Ground Floor
Approximate Floor Area
(66.73 sq.m)



Room In Roof
Approximate Floor Area
(29.71 sq.m)

