



 peterheron  
sales & lettings



peterheron  
sales & lettings

Beckwith Road, Middle Herrington, Sunderland

Guide price £150,000







For Sale by Modern Method of Auction; Starting Bid Price £175,000 plus reservation Fee.

This two bedroom, two reception detached bungalow, occupies a generous plot within this highly sought after location. The property requires complete upgrading and modernisation with scope for extension and remodelling, subject to all necessary consents and permissions. Internally the accommodation is all on one level and currently includes a reception hall, lounge, dining room, kitchen, two well-proportioned bedrooms and a shower room/wc. Externally there is a garden to the front with a driveway, garage and an extensive garden to the rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. Viewing highly recommended to appreciate the potential this bungalow has to offer!

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via entrance door to hall.

### Entrance Hall



Delft rack, radiator and doors leading off to the lounge, dining room, two bedrooms and shower room.

### Lounge 14'4" into bay x 14'0" into alcove



Bay to front with timber framed double glazed sealed unit windows and radiator.

### Dining Room 14'4" into bay x 14'0" into alcove



Bay to front with timber framed double glazed sealed unit windows and radiator. Door to kitchen.

### Kitchen 16'4" x 8'3"



Wall and base units with work surfaces over incorporating a double sink unit, space for cooker, fridge, freezer, washing machine and slimline dishwasher. Single glazed windows to side and rear. Floor standing boiler. Door providing access out to the side of the property.

### Bedroom 1 11'11" x 14'0"



Single glazed window to rear and radiator.

### Bedroom 2 11'10" x 13'11" into alcoves



Single glazed window to rear and radiator.

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC, washbasin and step in shower cubicle with electric shower, radiator and UPVC double glazed window.

## Outside



The property occupies a generous plot set back from the road with a garden to the front and a long driveway providing off street parking and access to attached garage. To the rear there is an extensive garden.

## Council Tax Band

The Council Tax Band is Band D.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice

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. 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.

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.

## Fawcett Street Viewings

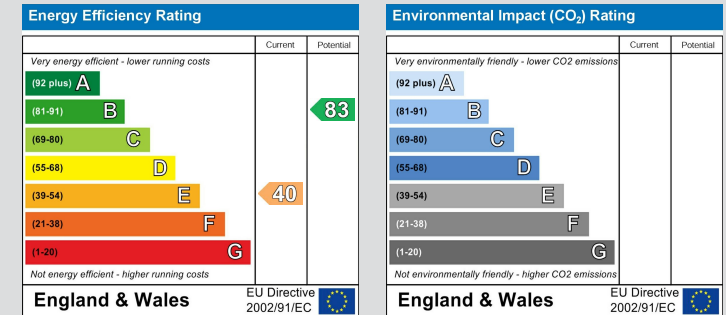
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

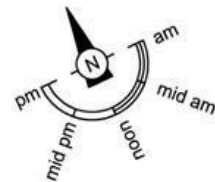
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor  
Approximate Floor Area  
(93.30 sq.m)

2 Beckwith Road