















This attractive two bedroom semi-detached bungalow, occupies a superb corner plot within this sought-after area of East Herrington. Internally the accommodation is all on one level and includes an entrance lobby, hall, lounge with French doors to the front and an impressive breakfasting kitchen, fitted with a range of modern units and a selection of integrated appliances. There is a rear porch, two well-proportioned bedrooms and a spacious bathroom/wc, incorporating an easy access bath and a separate shower enclosure. The property benefits from gas central heating to radiators, double glazing, low maintenance gardens, driveway and a single garage. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upper chain involved, early viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via double glazed entrance door.

### Entrance Vestibule

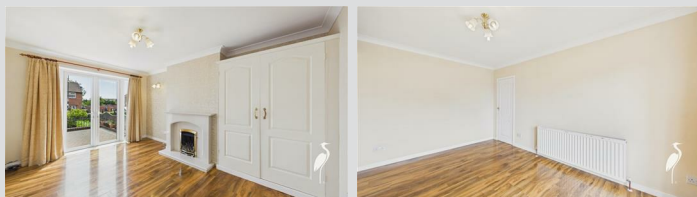
Inner door connecting through to hall.

### Reception Hall



Built in cloaks cupboard and radiator.

### Lounge 14'11" x 11'2"



Double glazed French doors to front, radiator and feature fireplace.

### Breakfasting Kitchen 8'0" x 11'0"



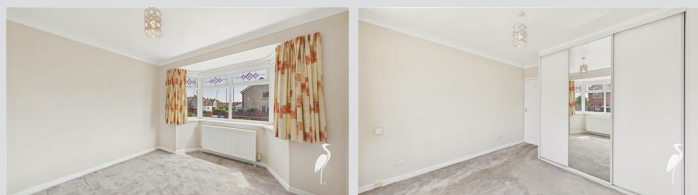
Range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include Neff oven, microwave, Neff hob, fridge and freezer, space for washing machine, fitted breakfast bar, radiator, double glazed window to side, door to rear porch and the boiler is concealed behind matching kitchen unit.

### Rear Porch



Double glazed windows and double glazed door to rear.

### Bedroom 1 12'11" x 10'11"



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

### Bedroom 2 11'11" x 9'1"



Double glazed window to rear, radiator and fitted sliding door wardrobes.

### Bathroom



Spacious bathroom with low level WC, washbasin set into vanity unit and easy access bath, walk in shower cubicle with mains shower, chrome ladder style radiator and two double glazed windows.

### Outside



The property occupies an attractive corner plot with mainly low maintenance gardens to the front, side and rear, gated access to the driveway providing off street parking and

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# MAIN ROOMS AND DIMENSIONS

access to single garage with remote control roller shutter access door.

## Garage 9'2" x 15'10"

## 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 - Particulars

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.

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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

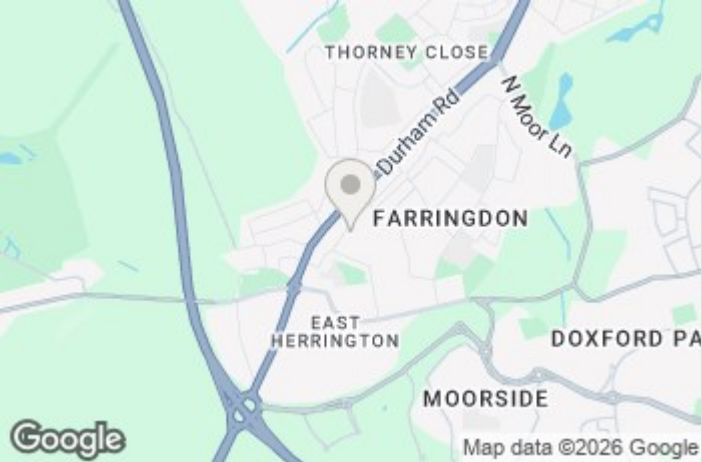
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

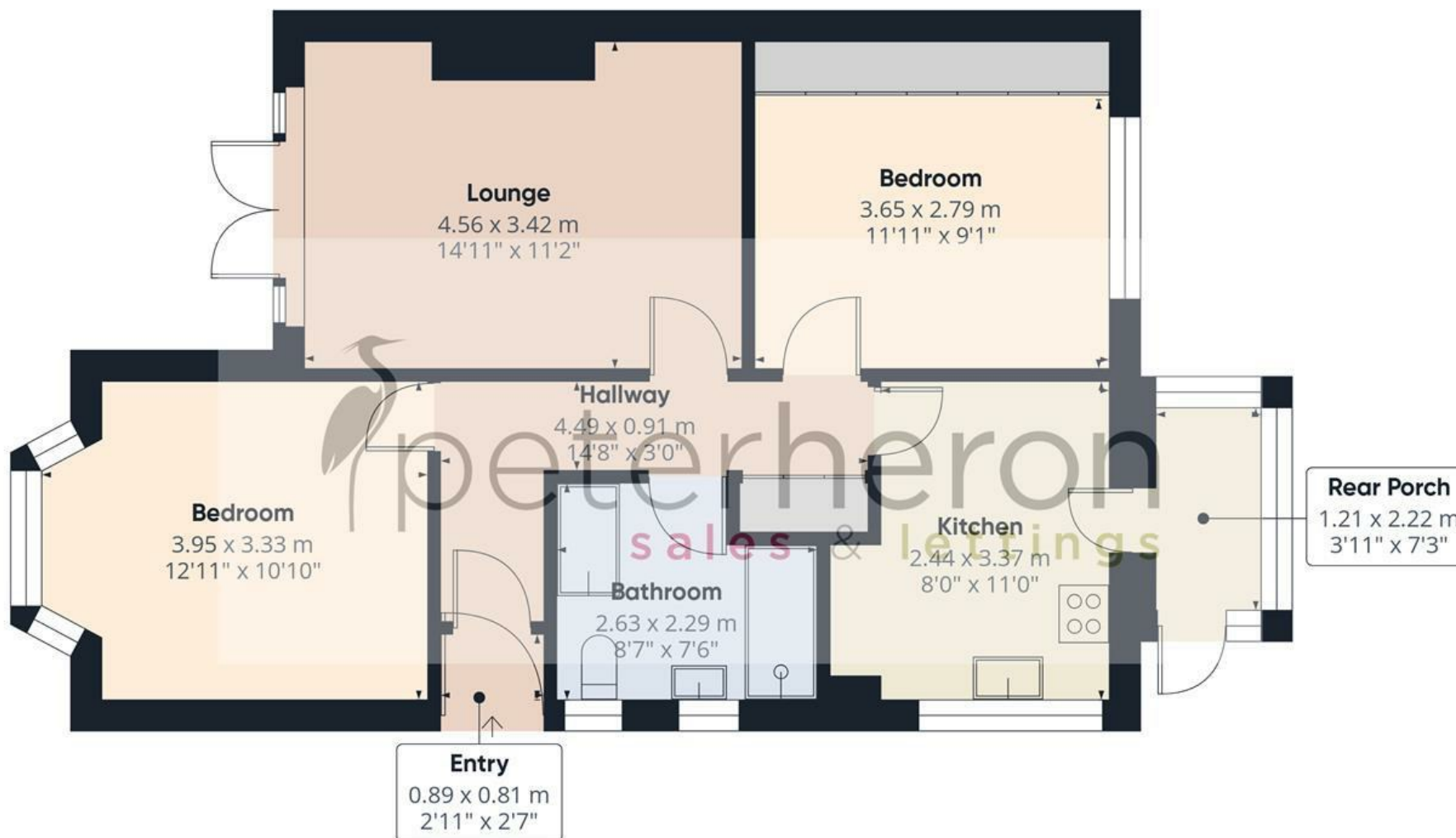
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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Ground Floor

Approximate total area<sup>(1)</sup>

65.2 m<sup>2</sup>  
704 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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