









A superb two / three bedroom, double fronted semi-detached bungalow, providing spacious and well presented accommodation, all on one level within this highly sought after location. Internally the attractive accommodation includes an entrance vestibule, a generous reception hall, lounge with bay window and a superb modern kitchen. There are three bedrooms, one could be utilised as a second reception room if required, a contemporary bathroom/WC and separate shower area. Externally there are delightful gardens to the front and rear, a driveway and a garage. The property enjoys an excellent position close to Barnes Park and is ideally placed for a range of amenities and transport links to Sunderland City Centre and wider road networks. With immediate vacant possession and no upper chain involved, early viewing is highly recommended to appreciate this impressive bungalow.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door to

Entrance Vestibule

UPVC glass panelled door to hallway.

Entrance Hall

Radiator and 2 storage cupboards.

Lounge 13'6" x 10'11"



Feature fireplace, radiator, double glazed bay window to the front and double doors opening to dining room.

Dining Room 15'6" x 10'11"



Double glazed window to rear and radiator.

Kitchen 11'10" x 7'3"



Range of wall and base units with work surfaces over incorporating a single bowl sink and drainer with mixer tap. Integrated oven, gas hobs, cooker hood and microwave.

Space for a washing machine. Double glazed window to the rear. Storage cupboard. Radiator. UPVC door to rear.

Bedroom 1 11'9" x 10'11"



Double glazed bay window to front, built in wardrobes and dresser, and a radiator.

Bedroom 2 9'5" x 7'10"



Double glazed window to side, radiator and built in wardrobes.

Bathroom



Low level WC, washbasin and bath, chrome heated towel rail and double glazed window.

Shower Room



Walk in shower cubicle.

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

MAIN ROOMS AND DIMENSIONS

Outside



Attractive gardens to the front and rear, driveway and an extended garage providing off street parking.

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:-
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Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked

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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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

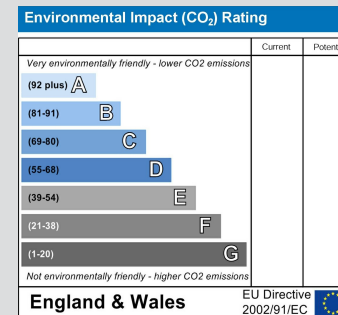
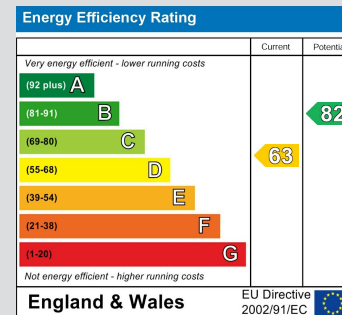
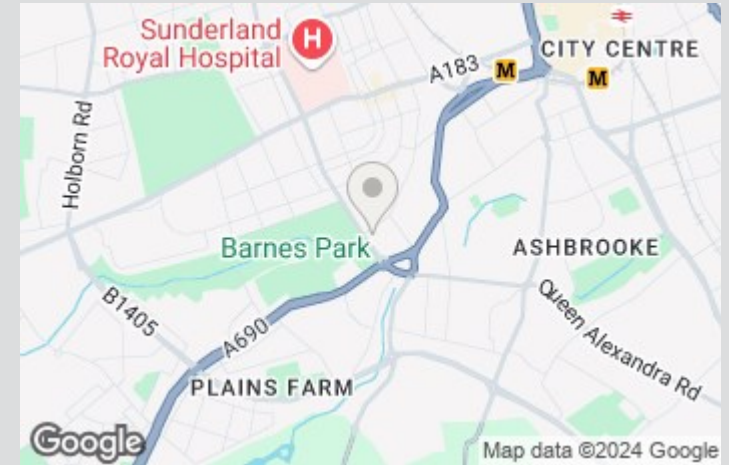
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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