









An impressive four bedroom, double fronted semi-detached Dutch bungalow, providing immaculate and spacious accommodation, over two floors. Internally the versatile accommodation on the ground floor includes an entrance vestibule, reception hall and a lounge that opens through to a dining room. There is a sun porch, rear hall, a modern fitted kitchen, wet room/wc and two bedrooms, completing the ground floor. On the first floor there are two further well-proportioned bedrooms and a washroom/wc. Externally there is a garden to the front with a driveway leading to a longer than average garage whilst to the rear there is a delightful mature garden with a lawn, patio and established planting. The property is ideally placed for a range of amenities and boasts excellent transport links to Sunderland City Centre and wider road networks. With no upper chain involved, early viewing is highly recommend to appreciate the generous and versatile accommodation, wonderful garden and location, this fabulous home has to offer.

MAIN ROOMS AND DIMENSIONS

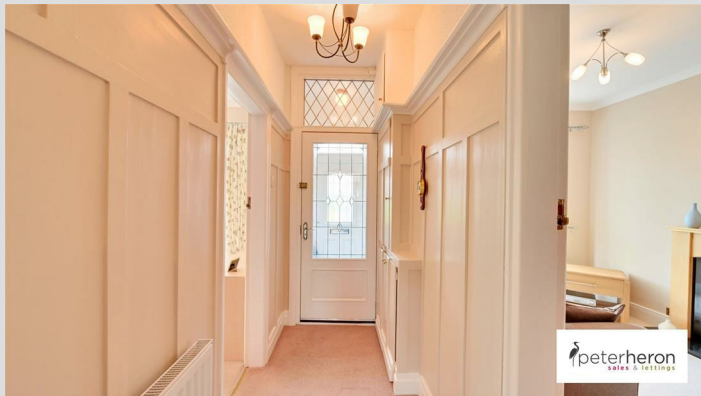
Ground Floor

Access via double glazed entrance door.

Entrance Vestibule

Part glazed door leading to hall.

Reception Hall



Radiator and 3/4 panelled walls.

Lounge 13'8" x 9'9" into alcove



Double glazed door leading to sun porch, radiator and feature fireplace with electric fire.

Dining Room 13'8" x 10'10" not including staircase area



Double glazed door to sun porch, radiator, fireplace with electric fire, staircase to first floor and the rooms open through into lounge.

Rear Hall

Radiator and access through to kitchen.

Kitchen 14'6" x 8'11"



Fitted with a range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker, fridge freezer and washing machine, double glazed windows to side and rear, double glazed door to rear garden, wall mounted boiler and radiators.

Wet Room



Low level WC with concealed cistern, washbasin set into vanity unit and wet area with mains shower, tiled walls, radiator and two double glazed windows.

Sun Porch



Double glazed French door to rear garden and tall double glazed windows.

Bedroom 3 12'6" x 14'5" into bay



Double glazed bay window to front and radiator.

Bedroom 4 15'1" into bay x 9'4"



Double glazed bay window to front, radiator and fireplace with electric fire. The room is currently being used as a sitting room.

First Floor Landing

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'10" x 11'2" max including robes



Double glazed window to front, radiator and fitted wardrobes.

Bedroom 2 12'9" x 7'8"



Double glazed window to rear and radiator.

Washroom/WC



Low level WC and pedestal washbasin, radiator and double glazed window.

Outside



There is a garden to the front with a driveway leading to a longer than average garage whilst to the rear there is a delightful mature garden with a lawn, patio and established planting.

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 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.

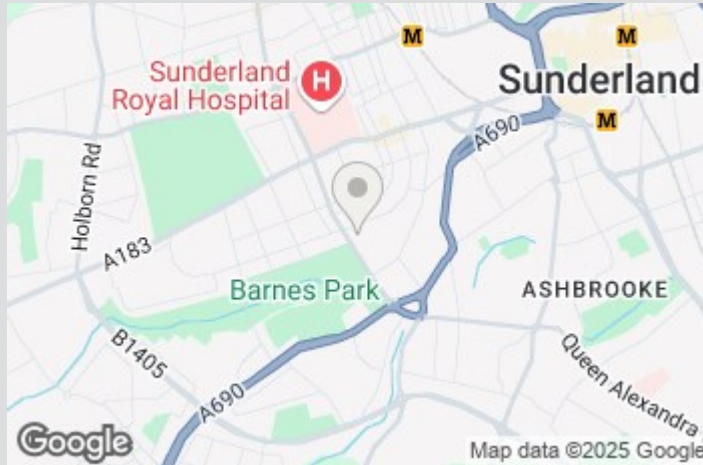
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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