









An extended two bedroom, two reception room semi-detached bungalow, occupying a delightful cul-de-sac position within this sought after location. Internally the accommodation is all on one level includes an entrance porch, reception hall, two versatile reception rooms, an extended kitchen / diner, utility, two bedrooms and a shower room/wc. Externally there is a lawned garden to the front with a generous block-paved driveway, a single garage and to the rear a low maintenance paved garden. This ideal location provides excellent access to local amenities, shops and well-regarded schools as well as offering links to Sunderland City Centre and surrounding areas. Available with no upward chain, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

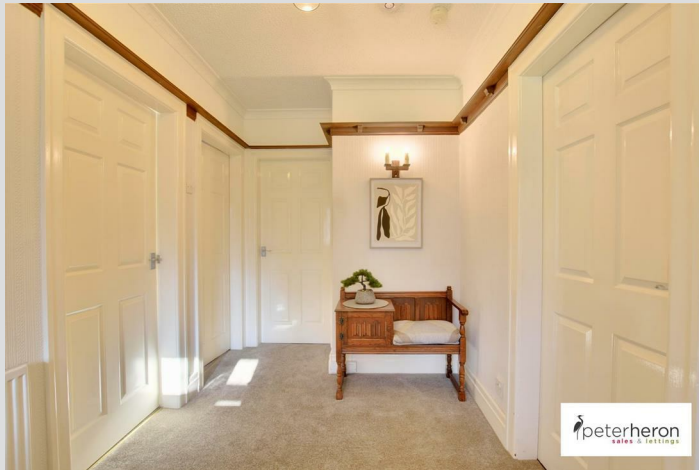
Access via double glazed entrance.

Entrance Porch



Inner Composite door.

Reception Hall



Radiator.

Lounge 15'7" x 13'5"



Double glazed bay window to front and feature gas fire.

Dining Room 13'4" x 13'5"



Double glazed window to side, radiator and gas fire.

Open Plan Kitchen/Diner 13'7" x 6'10" plus 10'3" x 9'1"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated low level fridge. Space provided for an oven, washing machine and dishwasher. Pantry cupboard, additional storage cupboard, 2x double radiators and 2x double glazed windows to rear. Access hatch to loft. Doors to utility and shower room.

Utility 6'10" x 4'7"



Space for freezer and dryer. 2x double glazed windows and Composite door to rear.

Shower Room



Low level WC, washbasin and walk in shower cubicle, 2x storage cupboards, double radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'10" x 10'7"



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

Bedroom 2 10'3" x 9'10"



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

Outside



Generous front and rear gardens with lawned and blocked paved areas, featuring garages and driveway providing off street parking.

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

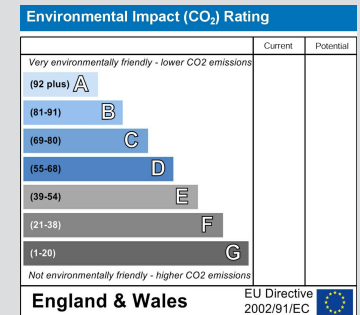
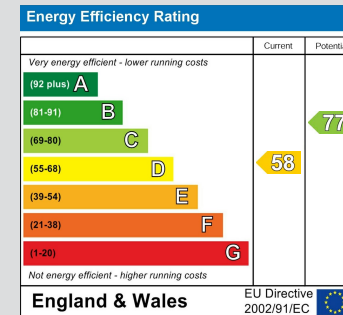
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

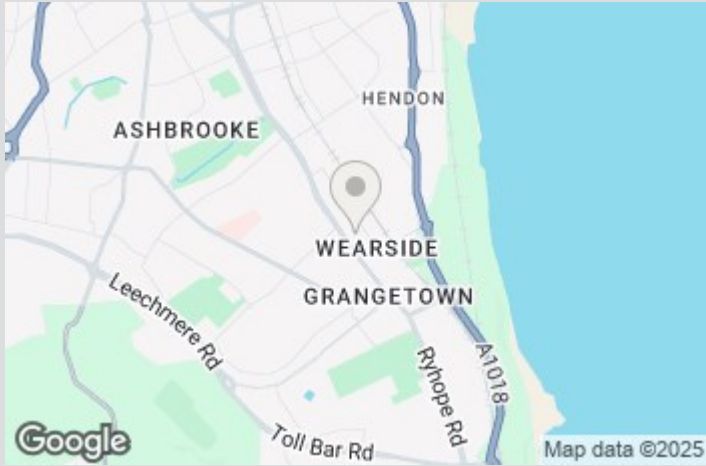
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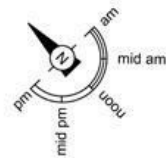


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Ground Floor
Approximate Floor Area
(100.70 sq.m)



2 Romney Avenue