

A beautifully presented and deceptively spacious three bedroom semi-detached bungalow, occupying a pleasant position within this attractive development. Internally the accommodation is all on one level and includes a hall, lounge with patio door and feature fireplace, opening through to a dining room and there is a superb modern kitchen. There are three bedrooms and an impressive, contemporary bathroom/wc. Benefits of the property include double glazing and gas central heating to radiators. Externally there are well-maintained gardens to the front, side and rear, driveway and a detached garage with an adjoining lawned garden area. This popular location is ideally placed for local amenities, shops and schools as well as offering excellent connections to Sunderland City Centre and major road links. We highly advise viewing to appreciate the spacious rooms and flexible layout this wonderful bungalow has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via a double glazed entrance door into the hall.

## Hall

Radiator and doors connecting off to the dining room, kitchen, 3 bedrooms and bathroom.

## Lounge 15'6" x 10'0"



This attractive room has a double glazed patio style door to the front, radiator, feature fireplace and an archway leading through into the dining room.

## Dining Room 11'5" x 10'0"



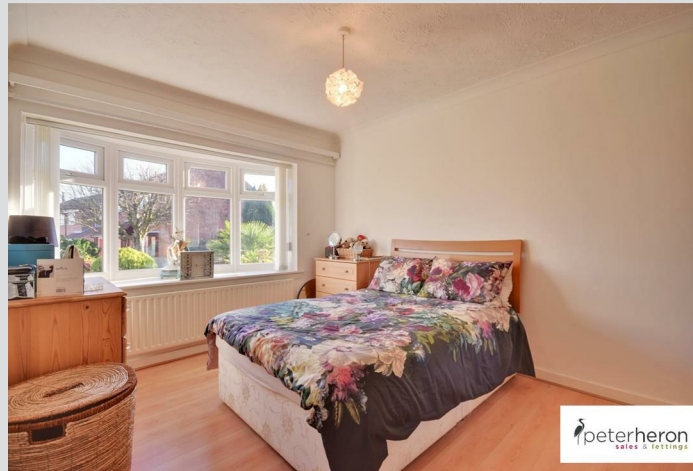
Double glazed bow window to the front, double glazed window to the side and a radiator.

## Breakfasting Kitchen



Fitted with a range of modern wall and base units with work surfaces over incorporating a one-and-a-half bowl sink and drainer unit. Integrated appliances include an oven and hob with extractor over. Space has been provided for the inclusion of a fridge freezer and a washing machine, there's a radiator, double glazed window and a double glazed door to the rear garden.

## Bedroom 1 13'7" x 9'10"



Double glazed bow window to the front and a radiator.

## Bedroom 2 11'1" x 8'10"



Double glazed window to the rear and a radiator.

## Bedroom 3 11'1" x 8'6"



Double glazed window to the rear and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



A contemporary suite fitted with a low level WC with a concealed cistern, wash hand basin set into vanity unit and a p-shaped panelled bath with mains fed shower over. There's a ladder style radiator, part tiled walls and double glazed window.

## Outside



There are attractive gardens to the front, side and rear of the property, a driveway and a detached garage with an adjoining lawned garden area.

### Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy

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### Important Notice Part 2

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### Fawcett Street Viewings

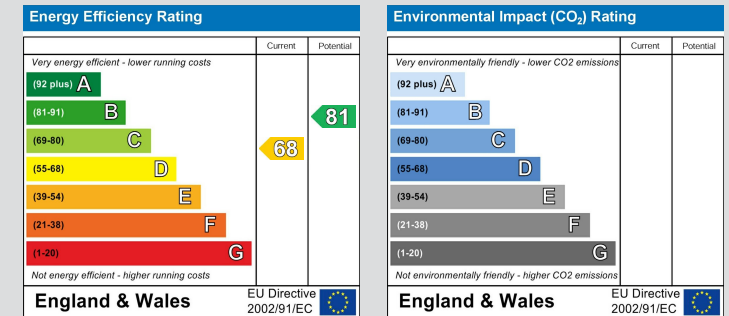
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

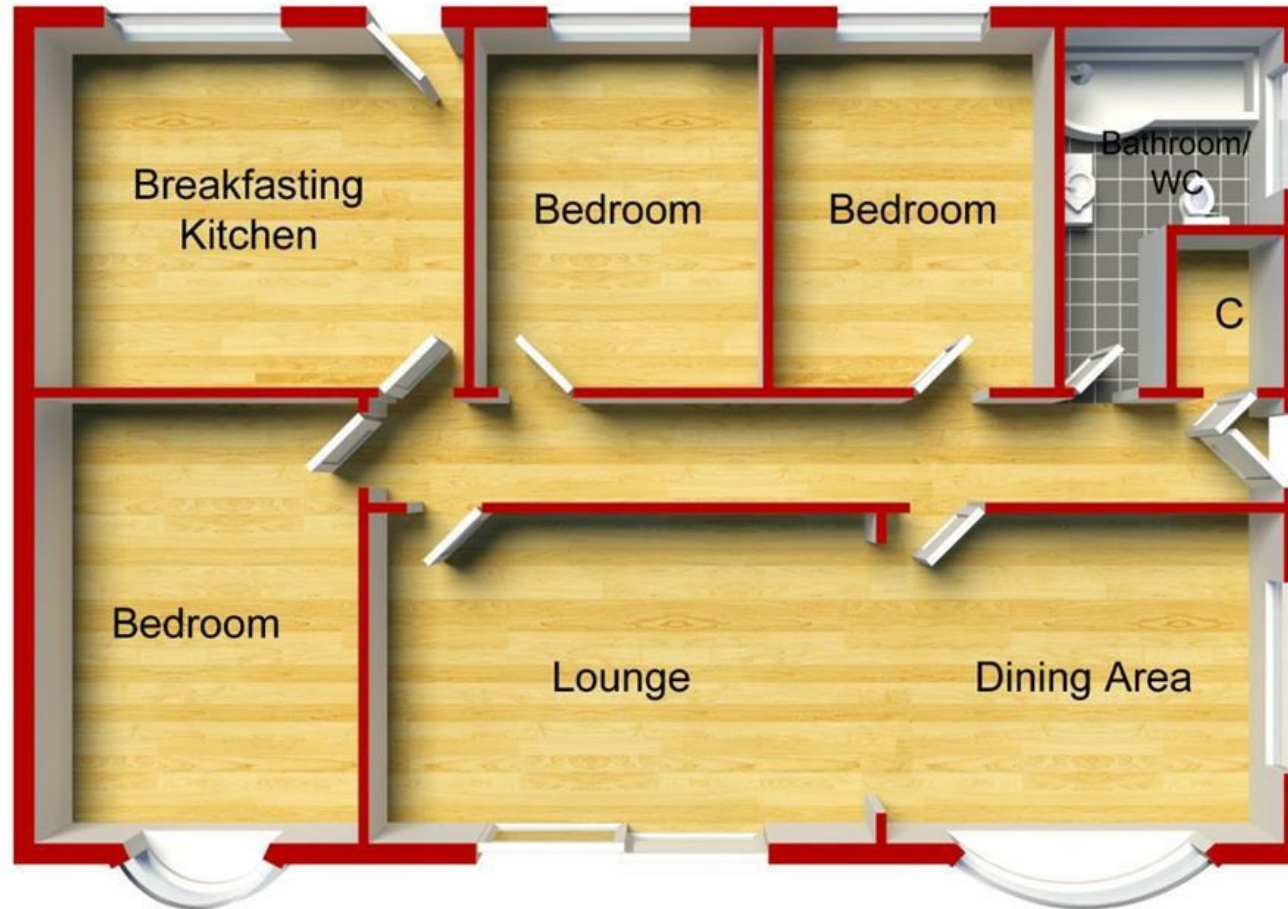
## Ombudsman

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



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Approximate Floor Area  
(89.38 sq.m)

21 Tarn Drive

