







 peterheron
sales & lettings



Rare Opportunity! An individual three bedroom detached bungalow set back from Grindon Lane, providing fantastic potential, available for sale with no upward chain involved. A gated access leads onto a shared driveway with the two neighbouring properties where the property benefits from a parking and a double garage with remote control access door. Internally the accommodation is all on one level and includes a small entrance porch, spacious reception hall, generous lounge and an 18ft kitchen / diner, three bedrooms and a large bathroom/wc. Benefits of the property include double glazing, gas central heating to radiators (where stated), lawned garden to the front and a pleasant enclosed courtyard. We strongly recommend early viewing, to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed sliding door to

Entrance Porch

Inner double glazed door connecting through to the hall.

Hall



This spacious hall has a radiator and built in storage cupboard.

Lounge 17'10" x 12'4"



Two double glazed windows, radiator and a feature fireplace.

Kitchen/Diner 18'4" x 10'0"



With fitted wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, spaces have been provide for the inclusion of a fridge freezer and a washing machine, there are two double glazed windows and a wall mounted boiler.

Bathroom 10'8" x 9'8"



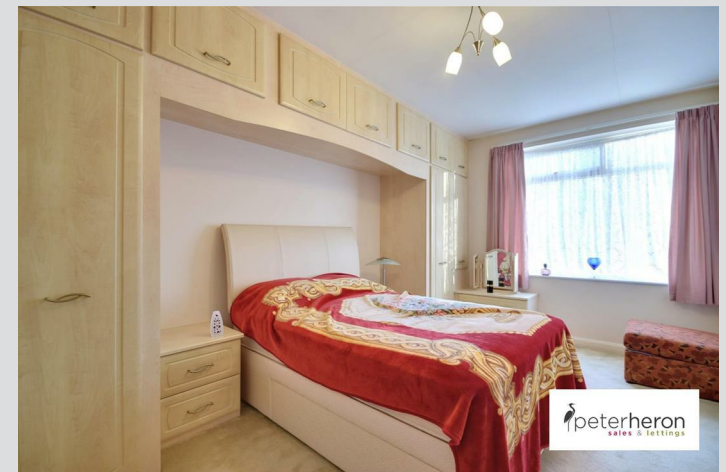
A generously proportioned bathroom with low level WC, bidet, pedestal wash hand basin, corner bath and a step in shower cubical with mains fed shower, tiled walls, double glazed window and a radiator.

Bedroom 1 15'0" x 10'9"



Double glazed window, radiator and fitted wardrobes.

Bedroom 2 9'10" max inc fitted robes x 16'3"



Double glazed window, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 12'4" x 7'11"



Double glazed window and a radiator.

Outside



The property is approached via gated entrance from Grindon Lane onto a shared block paved driveway with the two neighbouring properties leading round to the private driveway area with access to garage, there is a lawned garden area to the front, a pathway round the rear of property and there is also a attractive paved enclosed courtyard.

Garage 14'9" wide x 15'5" long



generous garage with electric up and over access door and has the benefit of powering lighting.

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 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 themselves in this respect.

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.

Important Notice Part 2

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron 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

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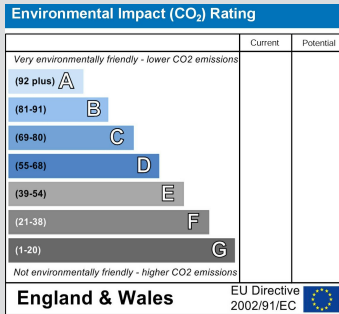
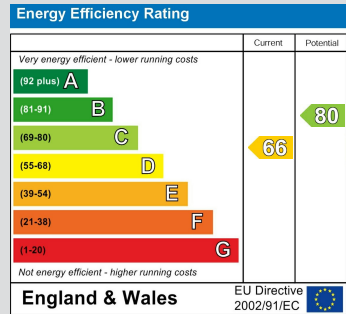
MAIN ROOMS AND DIMENSIONS

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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