









This attractive two detached bungalow, has just benefitted from some general refreshment and updating, including a new kitchen. Internally the well-appointed accommodation, provides a 'blank canvas' all on one level and includes an entrance porch, lobby, spacious lounge, modern fitted kitchen, conservatory, two bedrooms and a bathroom/wc. Externally there is long driveway, a single garage and pleasant lawned gardens to the front and rear. Situated within this ever popular and convenient location, the bungalow is ideally placed for access to a range of local amenities as well as providing excellent links to Doxford International Business Park, Sunderland City Centre and major road connections. With vacant possession and no upper chain involved, viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via double glazed entrance door to

### Entrance Porch



Double glazed windows and inner double glazed door to

### Lobby



Radiator, built in cupboard housing the boiler.

### Lounge 12'2" x 16'6"



Double glazed bow window to front, radiator, feature fireplace and door to inner lobby.

### Kitchen 8'7" x 8'6"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated oven and hob, double glazed window to side, double glazed door to side, built in cupboard.

### Inner Lobby

### Bathroom



Low level WC, washbasin set into vanity unit and a panel bath, double glazed window, tiled walls and radiator.

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



Double glazed window looking into the conservatory and radiator.

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## Bedroom 2 13'3" x 9'3"



Double glazed patio door to conservatory and radiator.

## Conservatory 17'8" x 4'5" extending to 9'7"



Double glazed French door leading out to rear garden, double glazed windows and two radiators.

## Outside



Long driveway providing off street parking and access to single GARAGE. Attractive gardens to the front and rear, laid mainly to lawn with planted borders.

### Council Tax Band

The Council Tax Band is Band B.

### 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](http://peterheron.co.uk)

### Opening Times

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

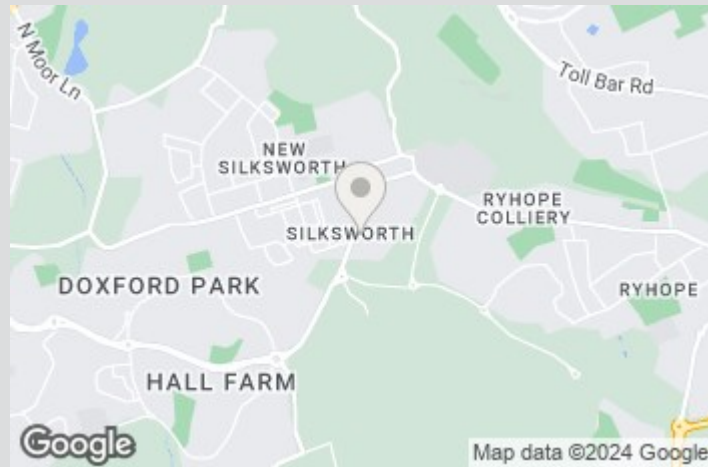
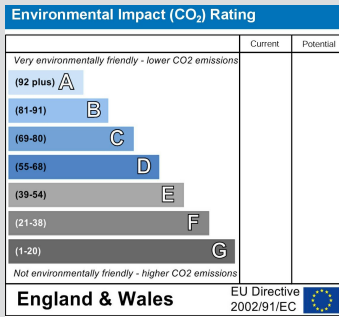
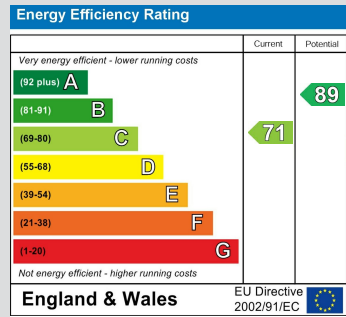
### Ombudsman

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

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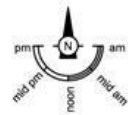
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Approximate Floor Area  
(75.09 sq.m)

3 Goathland Drive