









A beautifully presented three bedroom link detached bungalow occupying a delightful position on this private cul-de-sac located within this highly regarded area. Internally the immaculate accommodation includes an entrance porch, hall, a fabulous, spacious lounge/diner with patio doors to the garden, a superb modern kitchen and an utility. There are three well-proportioned bedrooms and a contemporary bathroom/wc. Externally there is a double drive providing ample off street parking and access to the larger than average garage, there are wonderful gardens to the front and rear with lawned areas, patio and mature planting. In addition to this there is a woodland area to the front across the private road opposite to the property. This exceptional home should be of interest to a wide range of prospective purchasers, including those looking for stair free living and those requiring well-proportioned accommodation, in a convenient and desirable location.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Reception Hall



Double glazed window to front, solid wood flooring and single radiator.

Lounge/Dining Room 20'5" x 13'10"



Double radiator, multi fuel wood burning stove with marble feature surround and hearth, sliding patio doors to attractive rear garden.

Kitchen 13'9" x 8'10"



Fitted with an excellent range of base and eye level units with working surfaces over incorporating double sink unit, tiled splashbacks, integrated double oven and hob with extractor over, integrated fridge, integrated dishwasher, integrated freezer, double glazed window to rear and tile effect flooring.

Utility

Base and eye level units with working surfaces, tile effect flooring and wall mounted Ariston combi boiler, and door to rear garden.

Bedroom 1 9'7" x 13'8"



Double glazed window, single radiator, storage cupboard, fitted wardrobes and overhead cupboards.

Bedroom 2 13'9" x 10'4"



Double glazed window, fitted wardrobes and single radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 9'2" x 12'2"



Double glazed window to front, single radiator and access to loft.

Bathroom



Contemporary suite comprising of a low level WC,

washbasin vanity unit with drawers under, and panel bath with overhead shower and glass screen - white suite with tiled walls, tile effect flooring, double glazed window and heated towel rail.

Front Exterior



Lawned garden to the front with planted borders and double driveway providing ample off street parking leading to attached larger than average GARAGE, in addition to this there is a woodland area to the front across the private road opposite to the property.

Rear Exterior



Beautiful well stocked gardens to the rear with lovely patio seating area and lawned area.

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.

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

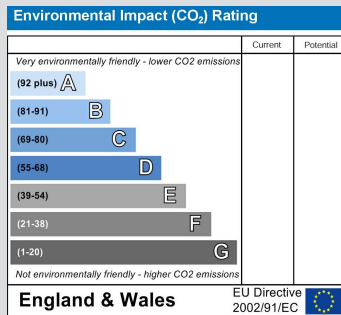
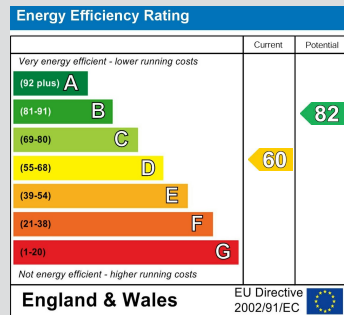
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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