







BELIEVE
IN
YOUR
DREAMS



An outstanding semi-detached bungalow with FREEHOLD TITLE, extended to both the front and rear, occupying a cul-de-sac position within the ever popular Hastings Hill estate. Internally the beautifully appointed accommodation includes a hall, spacious lounge with patio doors to the rear and a dining room connecting through to an attractive modern kitchen. There are two well-proportioned bedrooms and a contemporary bathroom/wc. Benefits of the property include gas central heating to radiators and double glazing. Externally there is a garden to the front with a driveway providing off street parking, a garage and a delightful landscaped garden to the rear with artificial grass and patio area. The property is well placed for local amenities, as well as offering excellent connections to surrounding areas and major road links including the A19. We highly recommended viewing to fully appreciate the space and standard of accommodation, this fabulous bungalow has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via double glazed entrance door into the hall.

Hall



Built in cupboard and doors connecting off to the lounge, dining room, 2 bedrooms and bathroom.

Lounge 11'10" x 16'10" into alcove



This spacious room has a double glazed patio door leading out to the rear, 2 radiators and a feature fireplace with an electric fire.

Dining Room 11'4" x 9'2"



Double glazed window to the side, radiator and door connecting through to the kitchen.

Kitchen 12'9" x 8'11"



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 a fridge freezer and washing machine. Space is provided for the inclusion of a range style cooker, there's a radiator, double glazed door to the rear garden and double glazed window to the rear.

Bedroom 1 12'5" x 9'11"



Double glazed bow window to the front, radiator and fitted sliding door wardrobes.

Bedroom 2 13'5" x 9'2" into fitted wardrobes



Double glazed window to the front, radiator and fitted wardrobes.

Bathroom

Fit with a superb modern suite comprising of a low level WC with concealed cistern, wash hand basin set into vanity unit and panelled bath with mains fed shower over - there's a chrome ladder style radiator, attractive tiled walls and floor and a double glazed window.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Outside



There is a garden to the front with a driveway providing off street parking and access to the single garage whilst to the rear there is a delightful low maintenance garden with artificial grass and patio 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 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

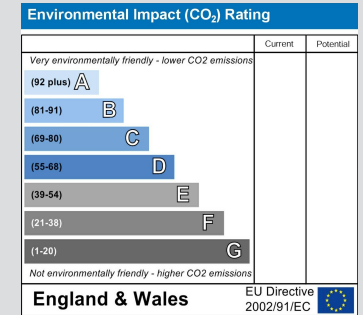
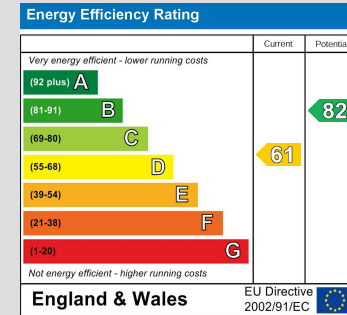
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate Floor Area
(75.47 sq.m)



3 Woodhurst Grove