















This recently refurbished and beautifully presented semi detached bungalow sits within this highly sought after crescent within a well established locality situated close to outstanding urban amenities, the coast and Roker Recreational Park.

Available with no upward chain, the property has been extended offering well proportioned "Turnkey" living accommodation perfect for those who require a stair free living space. Internal accommodation comprises living room, conservatory, kitchen, two bedrooms and a bathroom whilst externally there are lovely gardens to the front a pattern concrete drive to the side together delightful sun drenched wall gardens to the rear with attractive landscaping.

Benefiting from gas central heating and UPVC double glazing, the property is of a style of which is sure to command considerable interest and should therefore be viewed as a matter of urgency to avoid disappointment!



# MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Entrance Hallway



Single radiator, access to loft via pull down ladders and storage cupboard.

Bedroom 1 14'1" x 12'1"



Double glazed window to front and double radiator.

Bedroom 2 12'9" x 10'8" plus bay



Double glazed bay window to front and double radiator.

Living Room 13'4" x 12'0"



Double radiator, electric fireplace with feature surround and sliding patio doors to

Conservatory 10'0" x 10'8"



Double glazed windows and double radiator. French doors to rear gardens.

Kitchen/Diner 21'6" x 7'1"



Contemporary wall and base units with working surfaces over incorporating sink and drainer unit, integrated five burner hob and oven with extractor over, integrated dishwasher, integrated washing machine, cupboard housing Ideal combi boiler, double radiator, double glazed windows to front and side, door to rear, and wood effect laminate flooring. Lantern roof.

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC, washbasin and walk in shower cubicle with multi function shower, double glazed window.

## Outside



Gardens to the front a pattern concrete drive to the side together delightful sun drenched wall gardens to the rear with attractive landscaping. Detached GARAGE.

### 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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### Sea Road Viewings

To arrange an appointment to view this property please

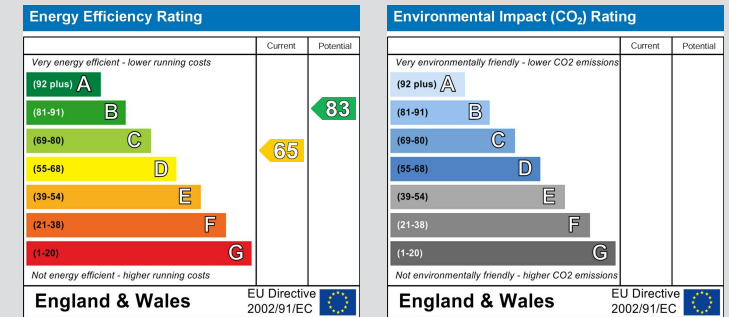
contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

### Opening Times

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

### Ombudsman

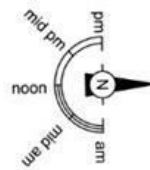
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Approximate Floor Area  
(85.37 sq.m)



31 Mansfield Crescent