Oakfield Close, East Herrington, Sunderland

Offers over £160,000

A delightful two bedroom semi-detached bungalow, enjoying a pleasant position on this pedestrianised street within the sought after area of East Herrington. Internally the accommodation is all on one level and briefly comprises of a hall, attractive lounge, a fitted kitchen, two double bedrooms and a shower room/wc. Benefits of the property include gas central heating to radiators, double glazing, a garage in nearby block and gardens to the front and rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upper chain involved, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via double glazed entrance door.

Entrance Hall

Radiator and 2x built in cupboard - one housing the central heating boiler.

Lounge

Double glazed bow window to front, radiator and fitted fire.

Kitchen

Wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and hob, space for fridge freezer, washing machine and tumble dryer, double glazed window to rear and double glazed door to rear, and radiator.

Bedroom 1

Double glazed bow window to front and radiator.

Bedroom 2

Double glazed window to rear, radiator and built in cupboard.

Shower Room

Low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with electric shower, tiled walls and floor, radiator and double glazed window.

Outside

To the front of the property there is a lawned garden and a low maintenance garden to the rear which is mainly paved with gated access to rear pathway. Single garage with up and over door, located in a nearby block.

Council Tax Band
The Council Tax Band is Band

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked

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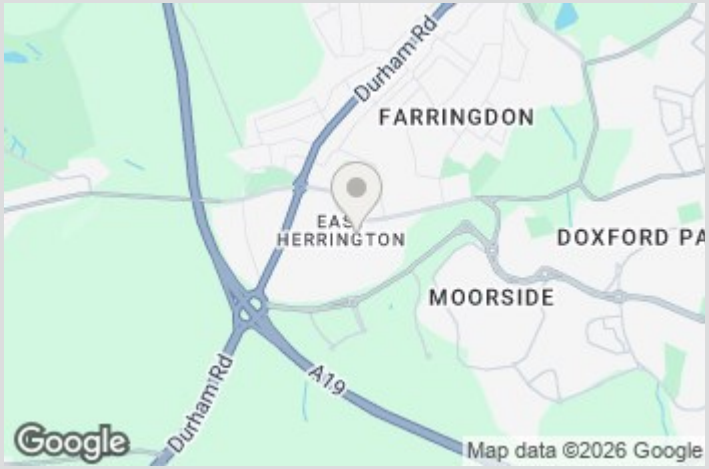
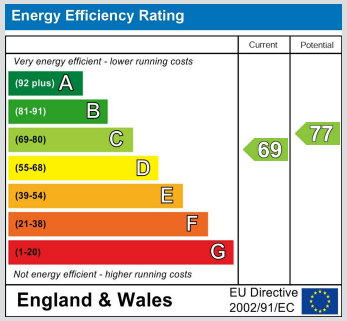
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

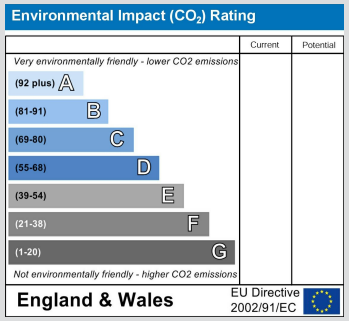


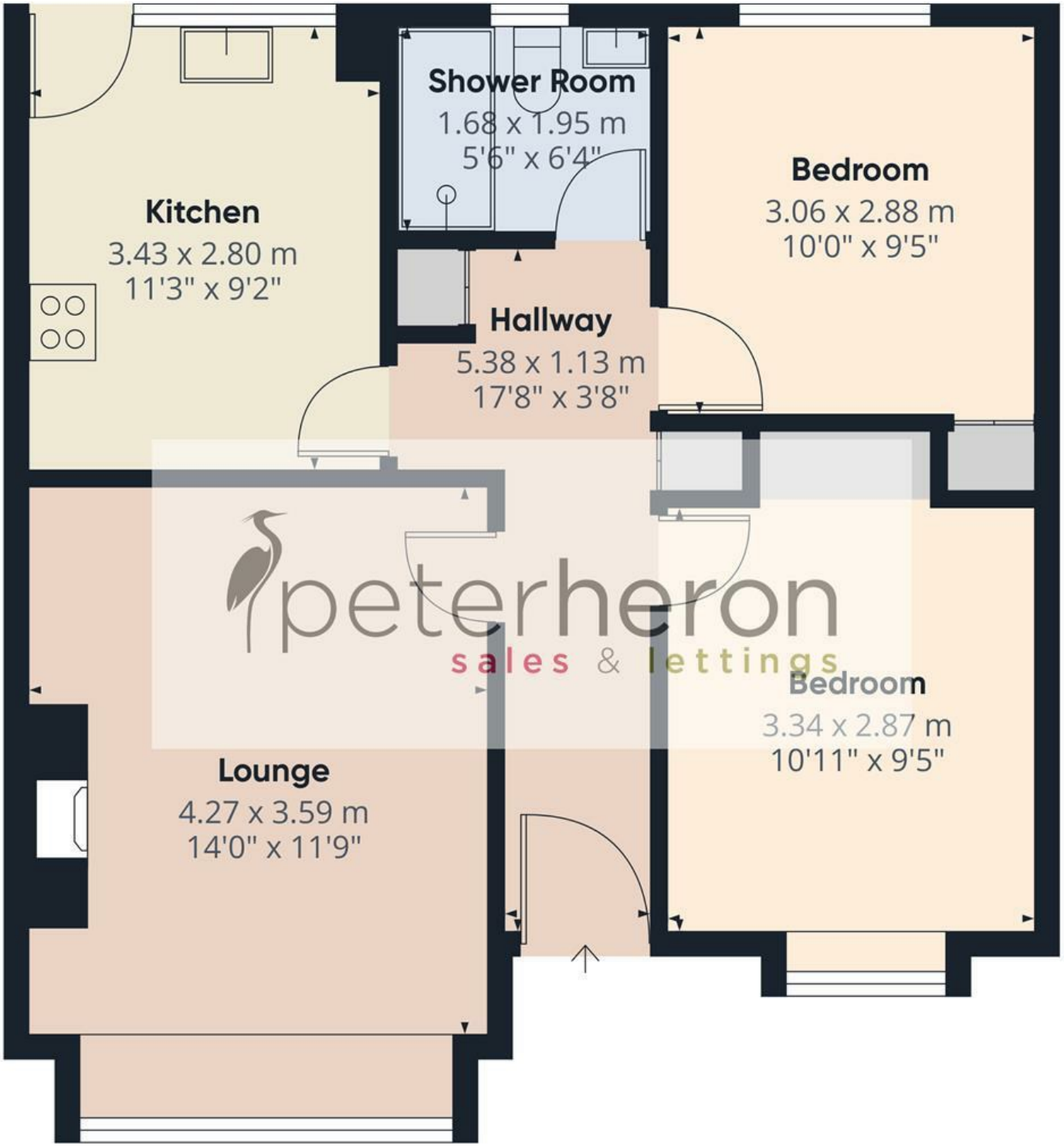
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.







Ground Floor

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Approximate total area(1)

57.9 m²

623 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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