









A delightful semi-detached Dutch bungalow, providing deceptively spacious accommodation over two levels. Internally on the ground there is an entrance porch, reception hall, lounge, dining room, an attractive sun room, kitchen, a bedroom, shower room and a separate wc. On the first floor there is a superb double bedroom and bathroom/wc. Externally there is a driveway and superb gardens to the front and rear. Situated within the ever popular area of St. Gabriel's, the property is ideally placed for a range of amenities and boasts excellent transport links to Sunderland City Centre and wider road networks. The property is available with no upper chain involved, we highly advise an internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Single glazed window, radiator and storage cupboard.

Lounge 14'10" x 11'6"



Gas fire, radiator and wooden glass panelled bi-folding doors to sunroom.

Dining Room 15'5" x 11'7"



Double glazed bay window to front, radiator and gas fire.

Bedroom 2 12'2" x 9'3"



Double glazed bay window to front, radiator and sliding mirror fronted wardrobes.

Shower Room



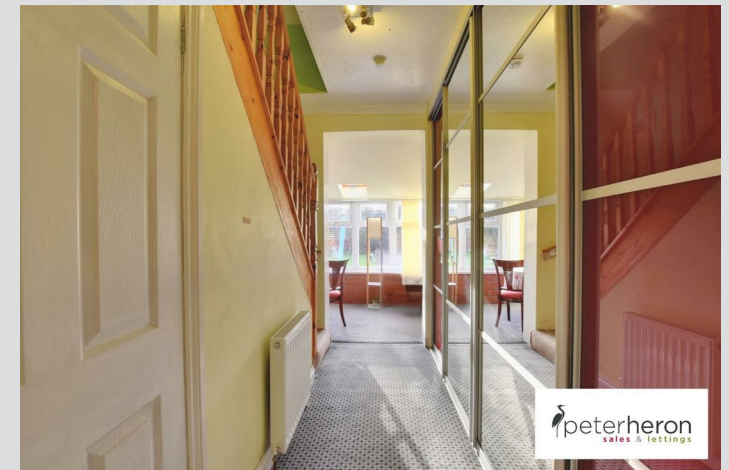
Washbasin set into vanity unit and walk in shower cubicle with waterfall shower, LED mirror and chrome heated towel rail.

Separate WC



Low level WC and washbasin, window and radiator.

Inner Hall



Stairs to first floor with storage under, radiator and built in sliding door storage. Open plan to sun room.

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MAIN ROOMS AND DIMENSIONS

Sun Room 18'8" x 7'4"



Double glazed windows and UPVC French doors to rear, radiator and skylight. Open plan to kitchen.

Kitchen 12'8" x 5'4"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap, integrated oven, gas hob, cooker hood, fridge freezer and dishwasher. Space for washing machine. Double glazed window and UPVC door to rear.

First Floor Landing

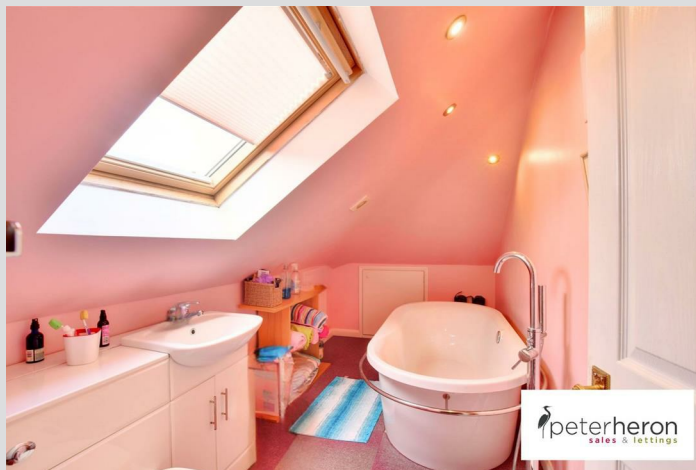
Storage cupboard.

Bedroom 1 11'8" x 10'1"



Double glazed Velux window and double radiator.

Bathroom 10'0" x 6'0"



Low level WC, washbasin and bath, double radiator and two Velux windows.

Outside



Driveway to the front with generous gardens to the front and rear.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

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

Important Notice

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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

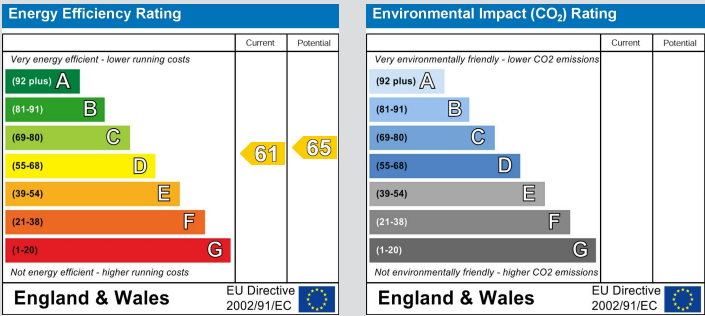
MAIN ROOMS AND DIMENSIONS

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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