









Perfect for developers or DIY enthusiasts, this competitively priced four bedroom and two reception room semi detached bungalow sitting along one of Tunstall's sought after streets set a mere mile or so from the City Centre, offers enormous potential and is available with no upward chain. Comprising reception hall, lounge, dining room, kitchen, two bedrooms and a bathroom to the ground floor, the first floor has two additional bedrooms and a WC. Externally there are gardens to the front and rear, a garage and drive to the side and features of note include gas central heating and some double glazing. Walking distance from a superb range of amenities including Barnes Park, Barnes roundabout and Sainsburys, this popularly situated home is sure to command a huge level of interest and immediate viewing should be considered essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC door into

## Entrance Hall

Radiator, stairs to first floor, storage cupboard and door to lounge.

## Lounge 13'3" x 10'8"



Double glazed bay window to the front and a radiator.

## Kitchen 10'3" x 7'1"



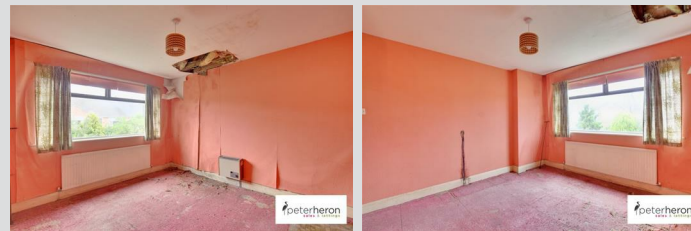
Wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit. Space provided for inclusion of washing machine, low level fridge and cooker. Serving hatch to dining room, storage cupboard. Double glazed window and UPVC door to rear.

## Dining Room 15'10" x 11'4"



Double glazed window to the rear, radiator, feature fireplace and serving hatch to kitchen.

## Bedroom 1 (front) 10'11" x 10'4"



Double glazed window to the front and a radiator.

## Bedroom 2 (rear) 10'11" x 10'4"



Double glazed window and radiator.

## Bathroom



Low level WC, hand wash basin, bath with wall mounted shower and single glazed frosted window.

## First Floor Landing

Storage cupboard.

## Bedroom 3 17'6" x 10'11"



Double glazed window to the rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 4 11'6" x 14'2"



Double glazed window to the rear, storage cupboard and radiator.

## WC



Low level WC, frosted window to side elevation.

## Outside



Attractive gardens to the front and rear, with a drive to the front and a garage to the side.

## 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.

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](http://peterheron.co.uk)

## Opening Times

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

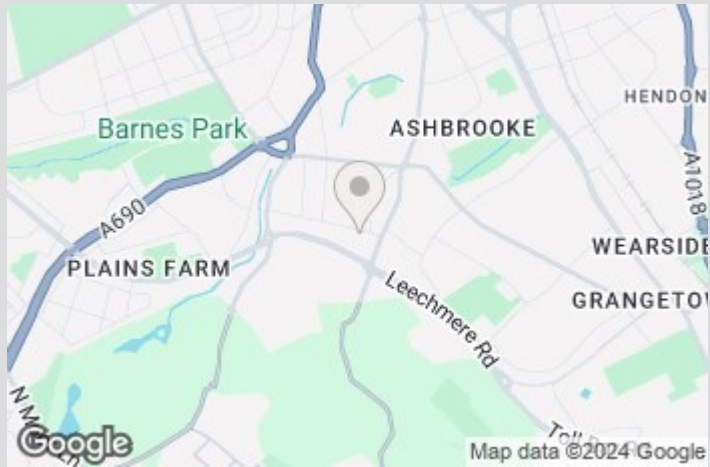
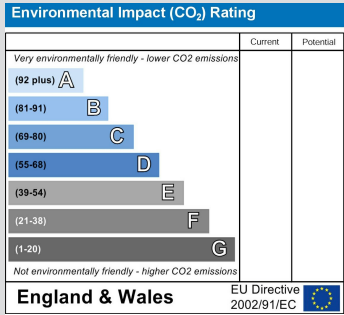
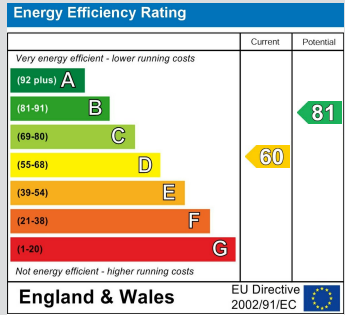
## Ombudsman Fst

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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Ground Floor  
Approximate Floor Area  
(86.83 sq.m)



Room In Roof  
Approximate Floor Area  
(42.67 sq.m)

36 Crosslea Avenue