









A beautifully presented, semi-detached Dutch bungalow providing versatile and deceptively spacious accommodation, pleasantly situated on the highly regarded Sea View Road. Internally the immaculate accommodation on the ground floor includes a generous reception hall with staircase to the first floor. There is an attractive lounge to the front with a bay window, separate dining room, a delightful conservatory overlooking the garden and a fitted kitchen. Completing the ground floor accommodation is a double bedroom and a bathroom/wc, incorporating a shower cubicle. On the first floor there are two further bedrooms (one currently utilised as a dressing room), a washroom/wc and two flexible store areas. Externally there is a garden to the front with a driveway providing off street parking and access to the garage and to the rear there is a wonderful, mature garden with a lawn, patio, decked area and planted borders. This location is ideal for access to local amenities, shops and well-regarded schools as well as providing excellent road connections to surrounding areas. Viewing essential to appreciate the impressive and flexible accommodation, along with the excellent location of this superb home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Outside



There is a gated driveway to the front leading to the garage as well as a lawned garden area. To the rear there is a delightful south facing garden with lawned and patio areas as well as a storage shed.

Entrance Hall



With a radiator, staircase to first floor landing, wood effect laminate flooring and an under stairs storage cupboard.

Lounge 14'4" x 15'2" (not including the bay window)



Double glazed bay window to the front, radiator, coved cornicing and decorative fireplace with mantle and surround.

Dining Room 12'10" x 11'10"



With a radiator and double doors leading into the conservatory.

Conservatory 8'5" x 13'0"



With wood effect laminate flooring, radiator, double glazed windows and French style doors to the rear garden.

Kitchen 14'5" x 10'10"



Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit. Space is provided for the inclusion of a washing machine and a range style cooker. There's also a double glazed window, tiled splashbacks, built in pantry with storage space and housing the central heating boiler.

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

Ground Floor Bedroom 1 12'0" x 11'10"



Double glazed window to the front, radiator, wood effect laminate flooring and covered cornice.

Bathroom



Fit with a low level WC, pedestal wash basin, corner

panelled bath and a step in shower cubicle with a fitted overhead shower. There's a heated towel rail, tiled walls and a double glazed window.

First Floor Landing



With a Velux window.

Bedroom 2 9'2" x 9'5"



Double glazed window to the front and a radiator.

Bedroom 3 8'5" x 9'1"



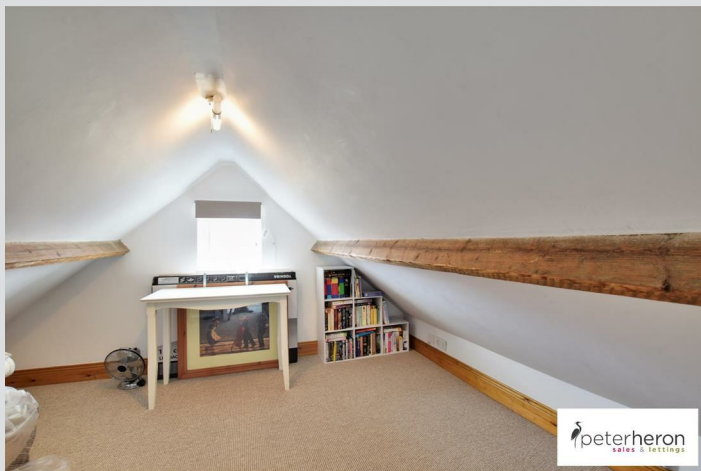
Currently fitted out as a dressing room with double glazed window, radiator and fitted furniture including wardrobes, dressing table and drawers.

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

Store Area 1 8'4" x 11'11"



Double glazed window and a radiator.

Store Area 2 15'6" x 8'7"



With a radiator and 2 Velux windows.

WC



Fit with a low level WC, pedestal wash basin, tiled walls and flooring and a Velux window.

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

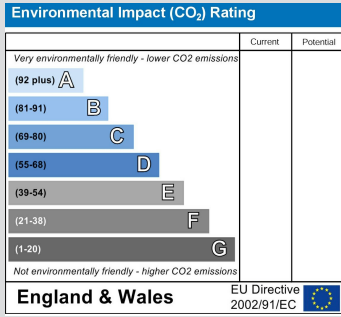
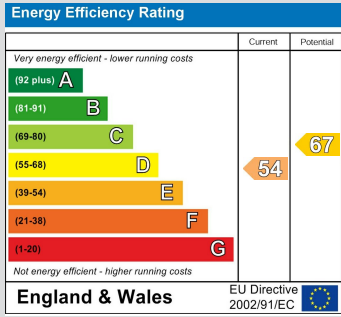
Ombudsman

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

MAIN ROOMS AND DIMENSIONS



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

