Heathfield, Tunstall, Sunderland

£319,950

An impressive three bedroom detached bungalow occupying a superb cul-de-sac position within this small, sought-after executive development. Internally the attractive accommodation is all on one level and briefly includes a hall, lounge opening through to a dining room, a delightful conservatory and a modern fitted kitchen. There is a bathroom/wc and three excellent bedrooms, the main bedroom featuring an en-suite shower room/wc. Externally the property occupies a wonderful plot, with a resin driveway providing off street parking and access to a single garage with an electric door and to the rear, a fabulous south facing gardens, mainly laid to lawn with a patio area, capturing the sunshine all day. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Bungalows within the development are rarely available on the market, therefore we highly advise early viewing, to appreciate the accommodation on offer and to avoid disappointment. No upward chain!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor
Access via UPVC entrance door.

Reception Hall
Access point to partially boarded loft via slingsby ladder, the loft houses the Baxi boiler. 2x storage cupboards and radiator.

Lounge 18'2" x 10'8"

Double glazed bay window and double glazed window to front, 2x radiators and feature fireplace. Open plan into dining room.

Dining Room 8'7" x 9'6"

Radiator. Door to kitchen. Double glazed sliding door to conservatory.

Kitchen 9'4" x 9'6"

Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, gas hob and hood, microwave, fridge freezer and washing machine. Radiator, double glazed window and UPVC door to rear.

Conservatory 8'11" x 9'4"

Double glazed windows to rear and double radiator. UPVC patio door to rear.

Bedroom 1 9'3" x 9'5"

Double glazed window to front, radiator, built in wardrobes and drawers. Door to en suite.

En-Suite Shower Room

Low level WC, washbasin set into vanity unit and shower cubicle, radiator and double glazed window.

Bedroom 2 9'3" x 11'3"

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

Bedroom 3 8'1" x 8'7"

Double glazed window to rear and radiator.

Bathroom

Low level WC and washbasin set into vanity unit, radiator and double glazed window.

MAIN ROOMS AND DIMENSIONS

Outside

Occupying a wonderful generous plot, with a resin driveway providing off street parking and access to a single garage with an electric door and to the rear, a fabulous south facing garden, mainly laid to lawn with a patio area. Borders host Rhubarb, Gooseberry, apple, plum and Cherry trees with perennials in between, Hydrangea, Sedums, Geraniums and a Hawthorn Tree.

Garage 8'2" x 17'6"
Access via electric roller shutter. Window to 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.

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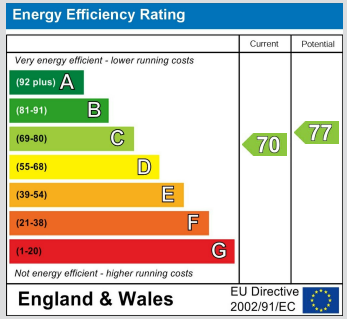
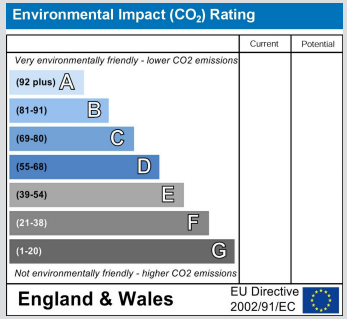
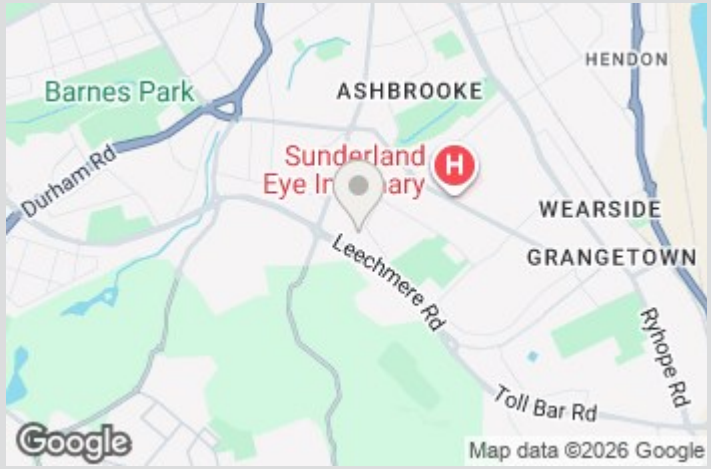
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.







Ground Floor Building 1

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Approximate total area(1)

87.4 m²

941 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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