









A deceptively spacious three bedroom and two bathroom semi detached bungalow occupying a quiet cul-de-sac position with lawned gardens to the rear and available with no upward chain. Finished to a good standard throughout, the property offers a flexible layout which comprises reception hall, lounge, extended kitchen/diner, bedroom and bathroom to the ground floor whilst at first floor level there are two further bedrooms, shower room and box room suitable for a variety of uses. To the exterior there is a garden to the front, long driveway and garage together with enclosed sun drenched gardens to the rear enjoying an open aspect. Benefiting from UPVC double glazing and gas central heating, the property is conveniently located within easy walking distance of good schools and shopping facilities whilst the A19 and Doxford International Business park are also close to hand. Viewing is must!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Hall

Double glazed bay window to front, double radiator and stairs to first floor. Open plan to lounge.

## Lounge 14'0" x 11'5"



Double glazed bay window to front, electric fireplace and double radiator.

## Rear Hall

## Kitchen/Diner 20'5" x 10'0"



Range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hobs and cooker hood, space for fridge freezer and washing machine. Double glazed window and UPVC door to rear, double glazed bay window to side. Double radiator and radiator.

## Bedroom 1 11'5" x 11'5"



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

## Bathroom



Low level WC, washbasin and bath with shower over, double glazed window and double radiator.

## First Floor Landing

Storage cupboard.

## Bedroom 2 9'5" x 9'5"



Double glazed window to rear and radiator.

## Bedroom 3 8'7" x 9'9"



Double glazed window to and radiator.

## Box Room 6'11" x 6'4"



Storage cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC, washbasin and walk in shower, double glazed window and heated towel rail.

## Outside



Garden to the front with long driveway providing off street parking leading to garage. Attractive sun drenched rear garden with block paved, decked and lawned areas.

## 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 - Particulars

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. 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.

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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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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