









A spacious, two bedroom, two reception room double fronted semi-detached bungalow, situated within this sought after location. The accommodation is all on one level and includes an impressive reception hall, two attractive reception rooms, kitchen, two double bedrooms, a modern shower room and a separate wc. Externally there is a block-paved driveway, a single garage with remote control roller shutter access and delightful gardens to the front and rear. This ideal location is close to local amenities, shops and schools as well as providing links to Sunderland City Centre and to major road connections. With no upper chain involved, we highly advise early viewing to appreciate this superb bungalow and to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door into hall.

Reception Hall



Third quarter panelled walls, delft rack, radiator and a useful cloaks cupboard.

Lounge 19'10" into bay x 10'11" into alcove



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

Dining Room 12'2" x 12'11" into alcove



Double glazed French door leading out to the rear, radiator and feature fireplace.

Kitchen 9'8" not including recess x 10'9"



Wall and base units with work surface over incorporating sink and drainer unit, space for cooker, fridge freezer and washing machine, radiator, double glazed window to rear, double glazed door to rear and wall mounted boiler.

Bedroom 1 10'11" x 15'8"



Double glazed windows to both side and rear, radiator.

Bedroom 2 12'11" x 11'5"



Double glazed bow window to front and radiator.

Shower Room



Modern suite comprising of a pedestal washbasin and walk in shower with mains shower, chrome ladder style radiator, tiled walls and floor, double glazed window.

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MAIN ROOMS AND DIMENSIONS

Separate WC



Low level WC, double glazed window and tiled walls.

Outside



There are low maintenance gardens to the front and rear with paved areas and established planted borders. Driveway providing off street parking with access to the garage.

Garage 22'3" x 8'1"



Accessed via remote control roller shutter door and has a double glazed window and a double glazed door providing access to the garden.

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 £210.00 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.

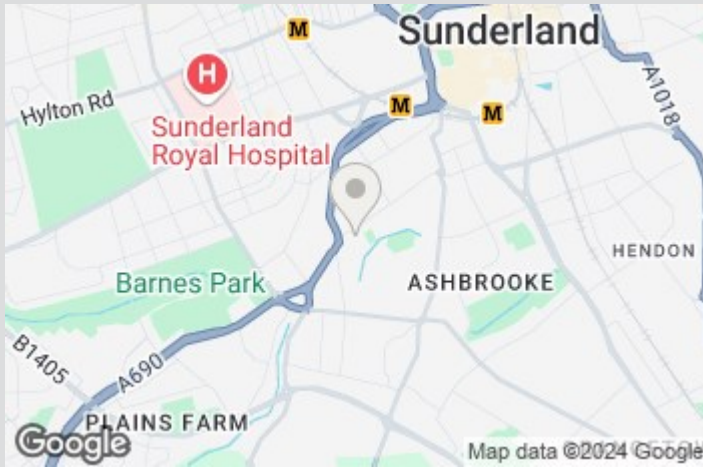
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MAIN ROOMS AND DIMENSIONS

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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