







peterh
sales & services



Occupying a superb corner plot is this deceptively spacious four bedroom semi-detached Dutch bungalow, situated within this highly sought after location. Internally the accommodation on the ground floor is accessed via an entrance porch, connecting through to an impressive reception hall with a staircase to the first floor. There is a living room with a bay window to the front and a generous, extended lounge / diner to the rear, from the lounge / diner there is access to a versatile room, ideal as a garden room. There is a breakfasting kitchen, a useful utility, a double bedroom, a shower room/wc and a separate wc. On the first floor there are three further bedrooms. Externally there is a delightful garden to the front and side, an enclosed low maintenance garden to the rear, a driveway and a single garage. The property is ideally placed for local amenities, shops and schools as well as offering excellent links to surrounding areas and major road connections.. With no upper chain involved, we highly advise early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Vestibule

Double glazed windows and door leading through to hall.

Reception Hall



Radiator and stairs to the first floor with understair storage.

Living Room 15'6" x 11'11"



Double glazed bay window to front, double radiator, electric fire and sliding doors to the lounge / diner.

Lounge / Diner 12'0" x 10'9" plus 12'5" x 7'10"



Electric fire and door to kitchen. Double glazed windows to rear and double radiator.

Garden Room 12'8" x 8'3"



A versatile room with a double glazed window, radiator and door to rear.

Breakfasting Kitchen 19'2" x 12'8"



Wall and base units with worktops, 1.5 bowl sink and drainer with mixer tap, integrated oven, electric hob and extractor. Space for fridge freezer, washing machine, tumble dryer, and dishwasher. Double glazed window to rear and radiator.

Utility Room 8'7" x 5'10"



Double glazed window and UPVC door to rear.

Bedroom 4 13'3" x 10'4"



Double glazed window to front, radiator and built-in wardrobes.

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

Shower Room



Low level WC, washbasin and walk in shower cubicle, double glazed window and double radiator.

Separate WC



Low level WC, double glazed window.

First Floor Landing

Loft access hatch.

Bedroom 1 16'11" x 10'9"



Double glazed window to side, radiator, built-in wardrobes and storage.

Bedroom 2 19'0" x 10'4"



Double glazed windows to front and side, two radiators, built-in wardrobes, dresser, storage cupboard and washbasin.

Bedroom 3 13'3" x 8'5"



Double glazed window to side, radiator and washbasin.

Outside



Delightful garden to the front and side, an enclosed low maintenance garden to the rear, driveway and single garage.

Council Tax Band

The Council Tax Band is Band D.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is years 999 from 01/10/1958 and the Ground Rent is £9.50 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

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

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

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.

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

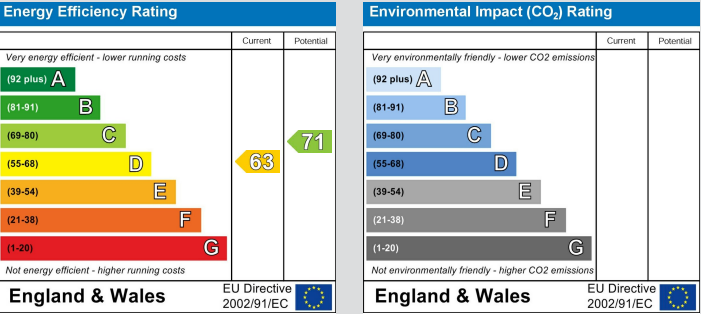
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

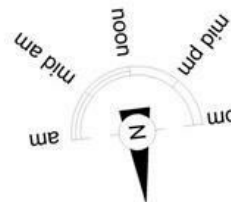
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(110.60 sq.m)



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



42 Crosslea Avenue