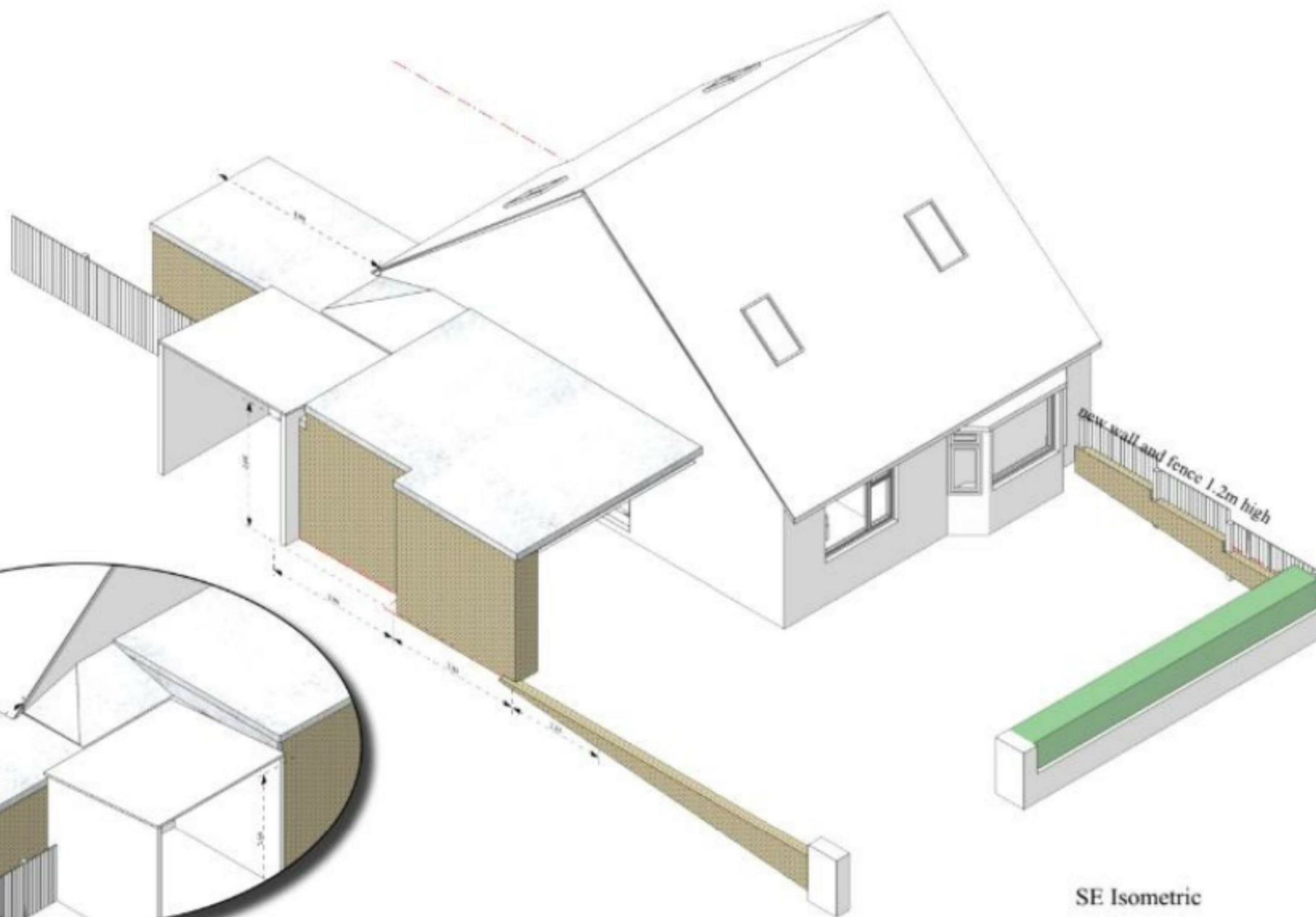




# Proposed Plan



SW Isometric

SE Isometric

# Proposed Plan



NW Isometric



This semi-detached bungalow is situated within this highly sought after part of Castletown, benefitting from planning permission to extend and develop to create a four bedroom home. An alternative option would be to complete the refurbishment and retain the property as a two bedroom bungalow. Externally the property enjoys an open aspect to the front, along with generous gardens to the front and rear. This location is ideally placed for local amenities, shops and schools as well as offering excellent links to major road connections including the A19. The current owner has already carried out a number of works to the property and is including some additional materials in the sale to assist the new buyer. We highly advise arranging a detailed inspection in order to appreciate the potential this property has to offer. Additional information including plans are available by contacting our office on Sea Road in Fulwell.

# MAIN ROOMS AND DIMENSIONS

## Additional Information

Planning permission has been granted to develop the property into a four bedroom home, plans and further details are available by contacting our office on Sea Road in Fulwell.

We have been advised of the following information by the seller;

New utilities have been installed including water lead pipe replacement, along with a dedicated electrical supply for 7KV car charger.

The electrical system has been upgraded, as per regulations and is certified.

There is an ultra high definition NVR CCTV system. Kitchen appliances shown in the photographs will be included in the sale.

The building materials that are currently in the property, will be included in the sale, to aid the new owner in the project. All internal door frames have been standardised to Building Regs part M regarding wheelchair access.

The chimney stack at the roof section has been reduced in preparation, if the conversion was to go ahead.

The soil stack and system has been replaced and updated, as well as added to the upper floor in preparation if the conversion was to go ahead.

A water feed and electrics (lighting and socket circuits) have been added to the upper floor in preparation if the conversion was to go ahead.

## Ground Floor

Access via entrance door into the reception hall.

## Reception Hall



Doors leading to

## Lounge 16'10" x 11'10"



Double glazed bay window to the front.

## Kitchen 8'9" x 12'0"



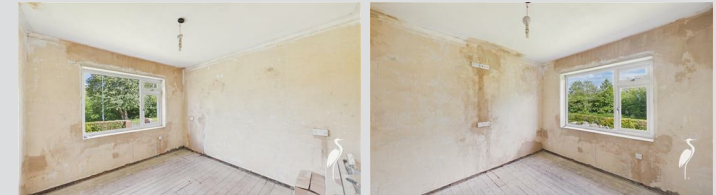
Work surface over incorporating a single bowl stainless steel sink and drainer unit. Space for an oven, fridge freezer, washing machine and tumble dryer. Double glazed windows and a UPVC door to the rear.

## Bedroom 1 13'6" x 10'0"



Double glazed window to the rear.

## Bedroom 2 11'0" x 10'2"



Double glazed window to the front.

## Bathroom



Low level WC.

## Outside



Generous front and rear gardens laid to lawn.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915106116

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

# MAIN ROOMS AND DIMENSIONS

## Proposed Plan



## Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council TaxBand

The Council Tax is Band A.

## Important Notice

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.

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.

## Viewings Srd

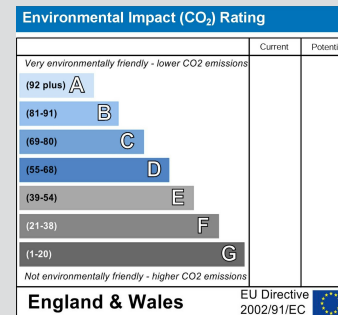
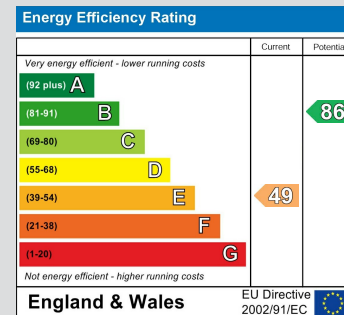
To arrange an appointment to view this property contact our Sea Road branch on .

## Opening Times

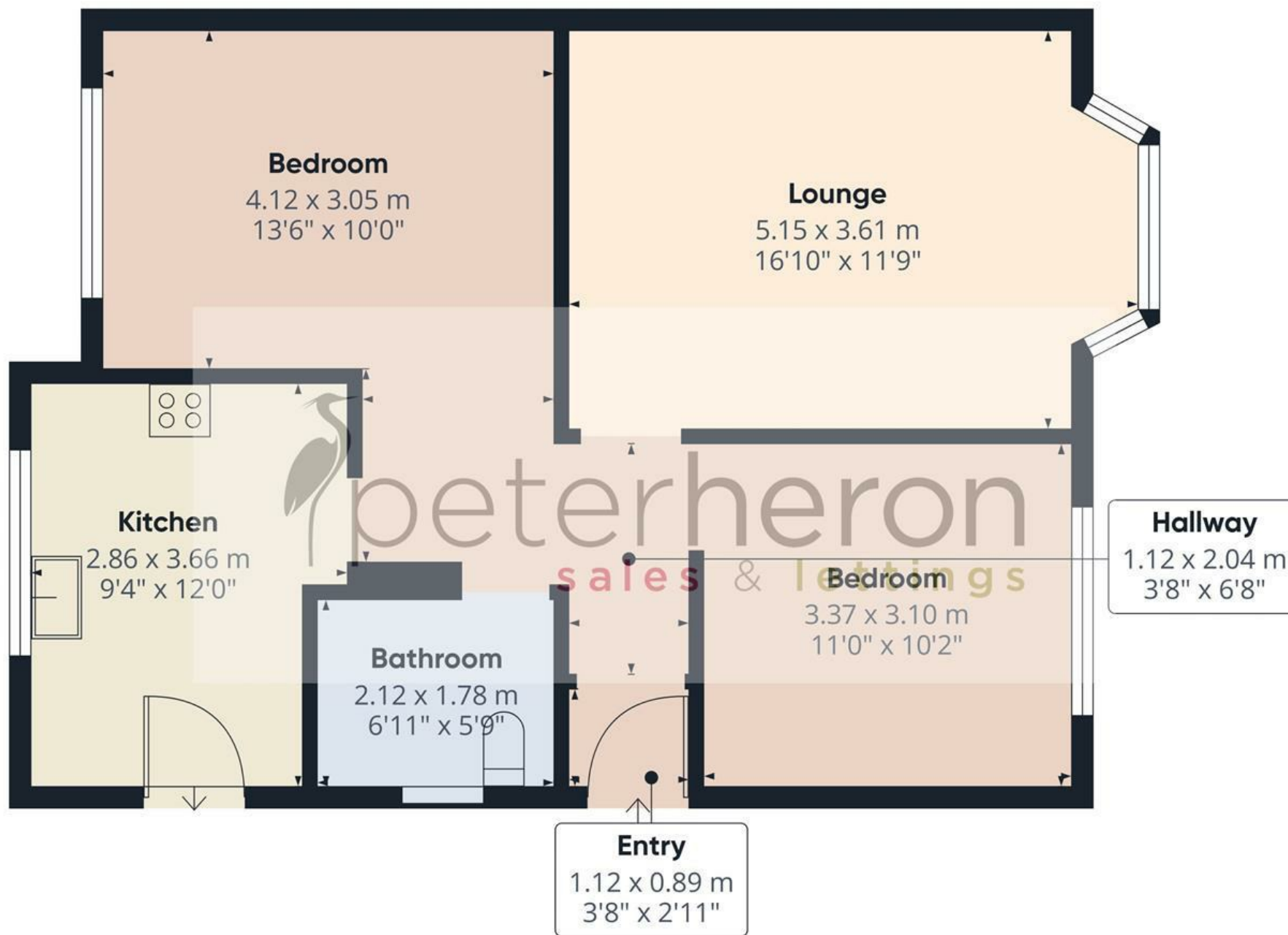
Monday - Friday 9.00am to 5.00pm  
 Saturday 9.00am to 12noon

## 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](http://www.peterheron.co.uk) or call 01915106116



Approximate total area<sup>(1)</sup>

62 m<sup>2</sup>  
668 ft<sup>2</sup>

(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.

GIRAFFE360

