









A stunning detached bungalow, occupying a generous plot on the highly regarded Bainbridge Holme Road. Internally the spacious and immaculately presented accommodation is all on one level and includes a reception hall, a 22ft lounge, connecting through to a dining room and a fabulous kitchen, fitted with an excellent range of units, luxury worksurfaces and a selection of integrated appliances. There are two double bedrooms and an impressive, contemporary shower room/wc. Externally there are delightful gardens with lawns, patios and established planting, as well as a substantial shed, providing great storage. The bungalow has recently undergone many notable improvements including a main roof replacement, electrics upgraded and a completely new shower room, along with cosmetic refreshment. This location is ideal for local amenities, shops and schools as well as offering links to surrounding areas and major road connections. We highly advise arrange a detailed inspection to fully appreciate this remarkable bungalow.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Reception Hall



Spacious and impressive reception hall, there are two radiators and a cloaks cupboard, doors lead off to the lounge, kitchen, two bedrooms and shower room.

### Lounge 22'10" x 10'11" extending to 11'11"



This generously proportioned room has a double glazed window to the front, two radiators and a feature fireplace with an electric fire, double doors connect through to the dining room.

### Dining Room 10'11" x 10'1"



With a large double glazed window to the rear, two further double glazed windows to the side, a radiator and a door to the kitchen.

### Kitchen 12'10" x 8'7"



Fitted with an excellent range of modern wall and base units with luxury work surfaces over, integrated appliances include a Bosch electric oven, a Bosch microwave, a gas hob, a fridge, a freezer and a slimline dishwasher. There is a tiled floor, and a double glazed window to the rear.

### Bedroom 1 11'10" x 11'10" not inc robes



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

### Bedroom 2 11'11" max inc fitted robes x 10'10" not in recess



Double glazed window to the rear, radiator and fitted wardrobes.

### Shower Room



A fabulous contemporary shower room with a low level WC, wash hand basin set into vanity unit and a walk in shower with mains fed shower, there is a chrome ladder style radiator, part tiled walls, tiled floor and two double glazed windows.

### Outside



The property occupies a generous plot with delightful gardens laid mainly to lawn with attractive patio area, established planted borders, and there is also a useful large shed providing excellent storage.

### Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 23/11/1955 and the Ground Rent is £9.00 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.

### Council Tax Band

The Council Tax Band is Band D.

### Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

Visit [www.peterheron.co.uk](http://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

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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

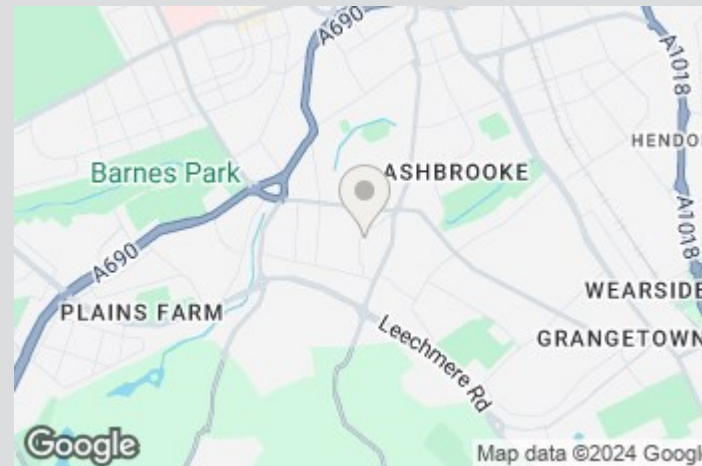
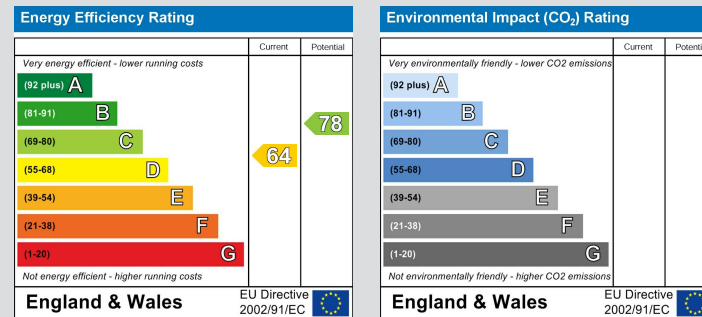
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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](http://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

