









Occupying an attractive corner plot, is this three / four bedroom semi-detached Dutch bungalow, providing deceptively spacious accommodation over two levels. Internally on the ground there is an impressive reception hall, a generous lounge / diner, a living room that could be utilised as a fourth bedroom if required, a kitchen, a superb modern bathroom/wc with shower cubicle and a double bedroom. On the first floor there are two further bedrooms. Externally there are delightful, established gardens and a garage. Situated within the ever popular area of St. Gabriel's, the property is ideally placed for a range of amenities and boasts excellent transport links to Sunderland City Centre and wider road networks. Available with immediate vacant possession and no upper chain involved, we highly advise early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Hall



Staircase to first floor with understairs storage cupboard, radiator and double glazed window with frosted glass.

Lounge/Diner 19'9" x 12'11"



Double glazed aluminium framed patio door to garden, radiator and feature fireplace with electric fire.

Living Room/Bedroom 4 13'3" x 12'11" into alcove



This room is most recently been utilised as a reception room but would also be ideal as a bedroom. Double glazed window overlooking the garden, radiator and fireplace with electric fire.

Kitchen 11'6" x 8'10"



Wall and base units with work surface over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven and hob, space for fridge freezer, wall mounted boiler, double galzed window overlooking the garden, radiator.

Bathroom



Contemporary suite with low level WC, pedestal washbasin, panel bath and step in shower cubicle with mains shower, chrome ladder style radiator, double glazed window and tiled floor.

Bedroom 3 11'7" x 10'11"



Double glazed window overlooking the garden, and radiator.

First Floor Landing

MAIN ROOMS AND DIMENSIONS

Bedroom 1 19'6" max into recess x 9'8" not inc robes



Enjoying a dual aspect with double glazed windows to two sides, radiator and fitted wardrobes.

Bedroom 2 10'11" max into recess x 10'5"



Double glazed window.

Outside



To the front and side of the property there is a delightful lawned garden with planted borders and pathway leading to the front door. Attractive enclosed garden with lawn, patio and planted borders.

Garage 24'7" x 10'8"

The garage has a remote control main access door and a door into the garden.

Council Tax Band

The Council Tax Band is Band C.

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 24/06/1937 and the Ground Rent is £1.05 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:-
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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

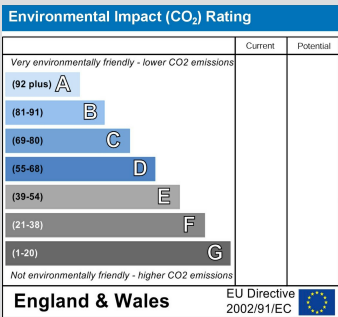
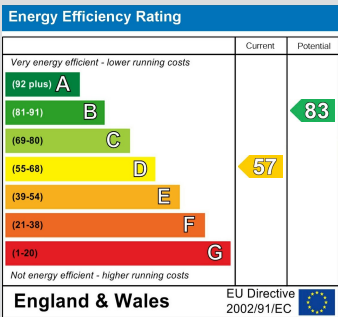
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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



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