















This superb detached bungalow occupies a fabulous, generous plot within the ever popular Hastings Hill estate. Internally the accommodation is all on one level and includes a hall, a spacious lounge, a breakfasting kitchen, two bedrooms and a modern shower room/wc. Benefits of the property include gas central heating to radiators and double glazing. Externally there is a garden to the front with a driveway, providing off street parking and access to a single garage with remote control roller shutter access door whilst to the side and rear is an extensive lawned garden. The property is well placed for local amenities, as well as offering excellent connections to surrounding areas and major road links including the A19. With immediate vacant possession and no upper chain involved, we highly recommend early viewing to appreciate the location, plot and potential this bungalow has to offer.



# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via double glazed entrance door.

### Entrance Hall

Radiator.

### Lounge 16'8" into bay x 11'10"



Double glazed bay window to front and radiator.

### Breakfasting Kitchen 10'2" x 9'5"



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

### Bedroom 1 13'6" into bay x 11'4" not inc robes



Double glazed bay window to side overlooking the gardens, radiator and fitted wardrobes.

### Bedroom 2 9'9" x 9'3"



Double glazed window to front and radiator.

### Shower Room



Modern suite with low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with electric shower, double glazed bow style window to side, radiator and part tiled walls.

## Outside



To the front of the property there is a garden with driveway providing off street parking and access to single garage with remote control roller shutter access door. To the side and rear there is a generous wrap around garden laid mainly to lawn.

### 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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked

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# MAIN ROOMS AND DIMENSIONS

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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

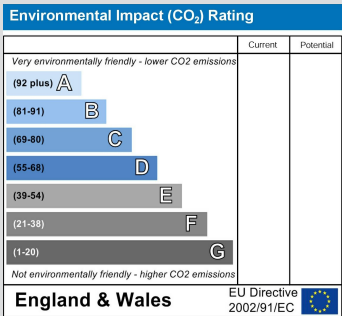
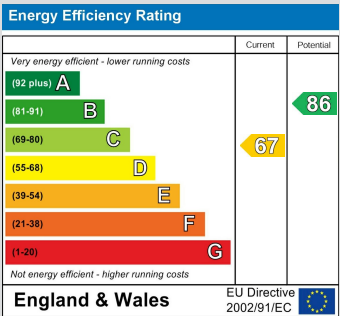
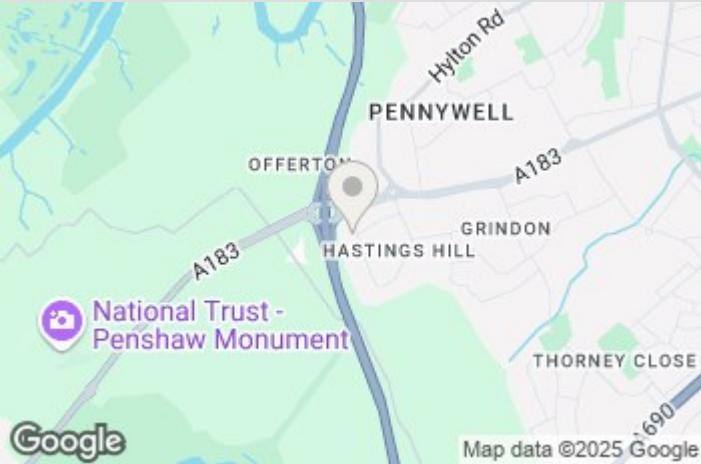
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



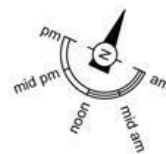
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Ground Floor  
Approximate Floor Area  
(63.10 sq.m)



57 Marlborough Road