









A spacious two bedroom, two reception room semi-detached bungalow, enjoying an attractive position on Barnes Park Road with views to the front over the park. Internally the accommodation is all on one level and includes an entrance lobby, a generous hall, lounge, dining room, kitchen, two double bedrooms and shower room/wc. Externally there is a low maintenance garden and driveway to the front and to the rear a delightful low maintenance garden with established planted borders. Benefits of the bungalow include double glazed windows and gas central heating to radiators. The property is ideally placed for a range of amenities and boasts excellent transport links to Sunderland City Centre and wider road networks. Please note that we have been advised by our client that the property had subsidence over 30 years ago and required underpinning at the time. Properties on this street are rarely available on the open market and we therefore highly recommend an internal inspection to appreciate the potential this bungalow has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a double glazed entrance door to

### Entrance Vestibule

There is an inner door leading through to the reception hall.

### Reception Hall



Spacious reception hall with a radiator and doors leading off to all of the rooms.

### Lounge 18'11" into bay x 12'4" into alcove



With a double glazed bay window to the front and a radiator.

### Dining Room 17'6" into bay x 11'8" into alcove



Double glazed bay window to the rear, a radiator, feature fireplace and a further double glazed window to the side.

### Kitchen 15'7" x 6'11"



With wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include a double oven and gas hob, space has been provided for the inclusion of a fridge freezer, a washing machine and a dishwasher, there are double glazed windows to the side and rear, a radiator and a door to the side cupboard area.

### Bedroom 1 13'2" max inc fitted robes x 14'7" into bay



Double glazed bay window to the front, a radiator and fitted wardrobes.

### Bedroom 2 11'10" x 12'2" max inc fitted robes



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

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



With a WC, pedestal wash hand basin and a walk in shower area with an electric shower, there is a radiator, tiled walls and a double glazed window.

## Outside



To the front of the property there is a driveway and a low maintenance garden, there is a covered area that is accessed from both the kitchen and from the front of the property and has a door leading out to the rear garden, to the rear there is a generous garden mainly paved providing low maintenance as well as established planted borders.

## Front View



### Tenure Freehold

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

### Council Tax Band

The Council Tax Band is Band C.

### Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars

are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

### Important Notice Part 2

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.

### 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)

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# MAIN ROOMS AND DIMENSIONS

## Opening Times

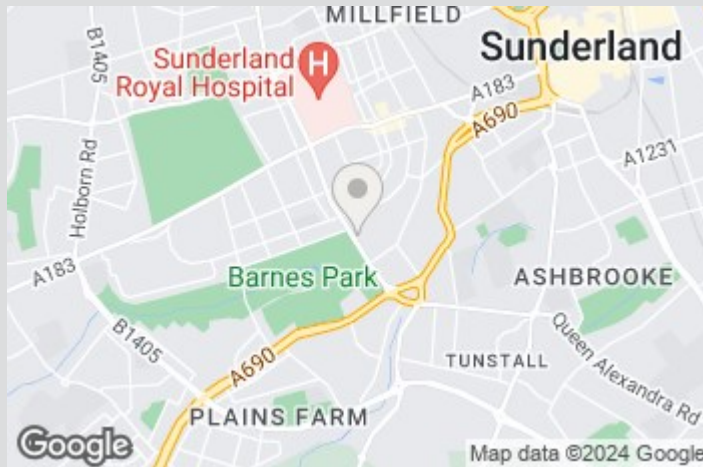
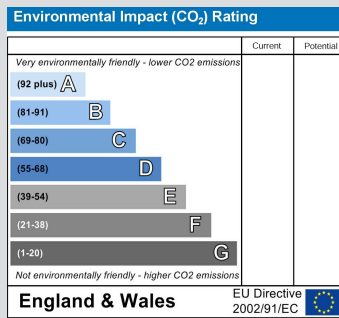
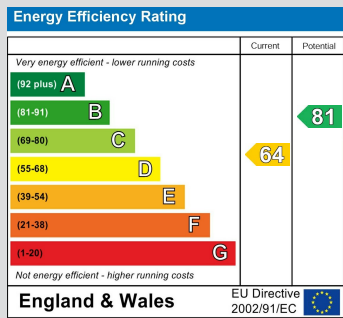
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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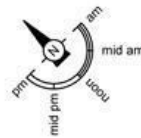


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Ground Floor  
Approximate Floor Area  
(100.71 sq.m)



60 Barnes Park Road