









A rare opportunity to purchase a spacious double fronted, three detached bungalow situated on a generous plot with planning permission to construct a further detached, two bedroom bungalow at the rear. Internally the main bungalow provides accommodation all on one level and includes a reception hall, lounge with bay window, a breakfasting kitchen, sun room, three bedrooms and a bathroom/wc. Externally there is a driveway, garage and gardens to the front, side and rear. The building plot has been fenced out and is located to the rear of the main bungalow and can be accessed from Munslow Road, the Sunderland Council Planning reference is 21/01487/FUL. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upper chain involved, we highly recommend arranging a viewing to appreciate this remarkable opportunity.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Reception Hall



Radiator.

Lounge 15'4" into bay x 13'10" into alcove



Double glazed bay window to front, radiator and feature fireplace.

Breakfasting Kitchen 14'1" x 13'2"



Fitted with wall and base units with work surfaces over incorporating a double sink unit with drainer, integrated appliances include an oven, hob, fridge and freezer, timber framed double glazed sealed unit bow window to side, radiator and double glazed sliding door to sun room.

Sun Room 9'10" x 11'2"



Tall single glazed windows overlooking the garden, glazed door leading out onto garden and radiator.

Bathroom



Modern suite comprising of a low level WC, washbasin set into vanity unit and P shaped panel bath with shower attachment, radiator, timber framed double glazed sealed unit window.

Bedroom 1 15'3" into bay x 13'11" into alcove



Double glazed bay window to front, radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'1" x 11'7" not including robes



Timber framed double glazed sealed unit bow window to rear, radiator and fitted wardrobes.

Bedroom 3 12'1" including fitted robe x 10'4" into alcove



Two double glazed windows to side, radiator and fitted sliding door wardrobes.

Outside



The bungalow features a driveway providing off street parking and access to the single garage. Gardens to the front, side and rear.

Additional Land to the Rear



To the rear of the property there is a section of garden that has been fenced off and this has planning permission for the construction of a two bedroom detached bungalow. Sunderland Council Planning Reference 21/01487/FUL.

Aerial View



Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

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.

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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 £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

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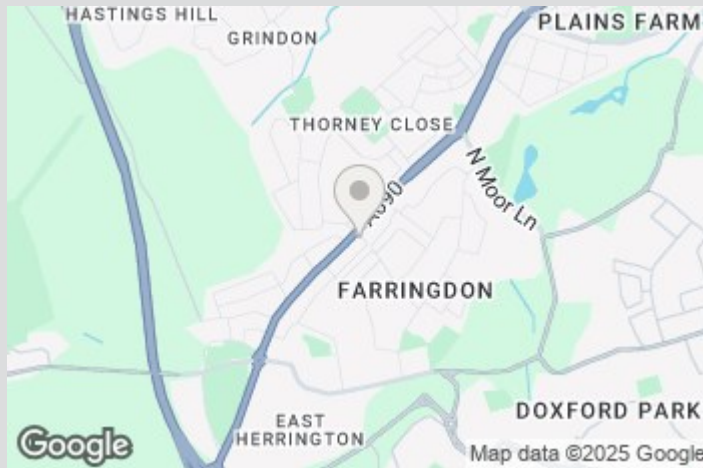
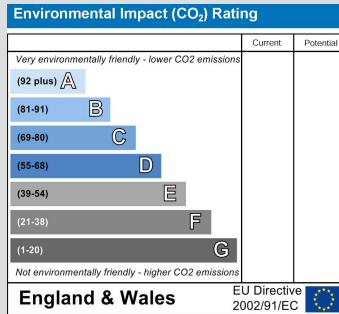
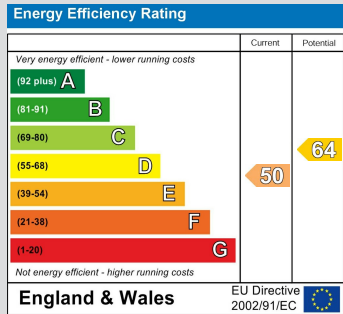
MAIN ROOMS AND DIMENSIONS

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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