









An exceptional detached bungalow that has been subject to a significant programme of refurbishment, modernisation and remodelling, occupying a superb, generous plot. The property was taken 'back to brick', rewired and re-plumbed, completely updated throughout, now providing immaculate, ready to move into accommodation. Internally the beautifully appointed interior is accessed via a spacious reception hall, there is a lounge to the front and a stunning 26ft dining kitchen to the rear. The kitchen is fitted with an excellent range of units and a selection of integrated appliances. From the kitchen there is access to a useful utility. There are two well-proportioned bedrooms and a contemporary shower room/wc. Externally there is long block-paved driveway, a single garage and delightful gardens to the front and rear. Situated within this convenient location, the bungalow is ideally placed for access to a range of local amenities as well as providing excellent links to Doxford International Business Park, Sunderland City Centre and major road connections. With immediate vacant possession and no upper chain involved, viewing is highly recommended to appreciate this remarkable bungalow!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite door to hall.

Reception Hall



Spacious hallway with a radiator.

Lounge 15'10" x 11'6"



Double glazed picture window to front, a further double glazed window to side and a radiator.

Dining Kitchen 26'5" x 11'7"



A stunning open plan dining kitchen fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven, microwave, gas hob and dishwasher. Double glazed French door leading

out to the rear, radiator, double glazed door to utility and the boiler is concealed behind kitchen unit.

Utility 9'1" x 5'0"



Fitted work surface and space for washing machine, radiator, double glazed door to garden and double glazed window.

Bedroom 1 13'5" x 8'7"



Double glazed window to rear and radiator.

Bedroom 2 12'4" x 8'6"



Double glazed window to front and radiator.

Shower Room



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and a double shower cubicle with mains shower, chrome ladder style radiator, two double glazed windows and tiled walls.

Outside



The property occupies a generous plot with gardens to both the front and rear laid mainly to lawn with planted borders, a long block paved driveway providing extensive off street parking and access to the single garage.

Visit 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

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

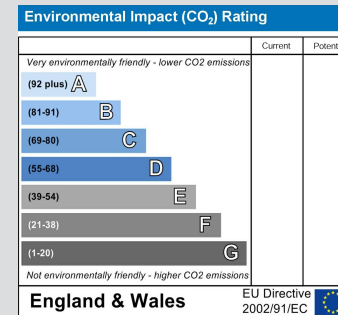
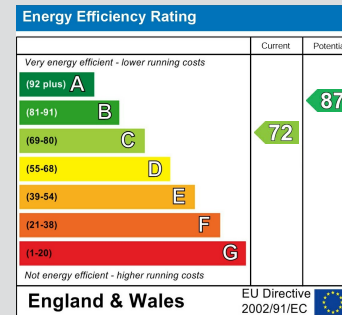
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

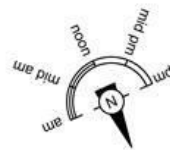


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Ground Floor
Approximate Floor Area
(87.70 sq.m)



7 Danby Close