









Rarely available to the market is this extended and beautifully presented two bedroom semi-detached bungalow, available for sale with immediate vacant possession and no upper chain involved. Internally the spacious accommodation includes an entrance hall, attractive living room, superb modern kitchen / diner, master bedroom with en-suite shower room/wc, a second well-proportioned bedroom and a bathroom/wc. Externally to the front there is a driveway whilst to the rear there is a lawned garden. This popular area of South Hylton provides easy access to local amenities, shops as well as being convenient for South Hylton Metro Station and major road links including the A19. Early viewing highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC entrance door into porch.

Entrance Porch

Entrance door, double glazed window to the front and inner door into the living room.

Living Room 14'1" x 11'6"



Double glazed window to the front, electric fireplace with surround and a single radiator.

Lobby

Storage cupboard, access to loft, and doors connecting off to the kitchen, bedrooms and bathroom.

Dining Kitchen 15'5" x 15'0" (into recess)



This spacious room comprises base and eye level units with work bench over incorporating sink and drainer unit. Integrated appliances include double oven, hob, extractor hood and space has been provided for a washing machine, dishwasher and fridge freezer. There is a wall mounted boiler concealed behind a matching fronted kitchen cabinet, space

for dining table, radiators, double glazed window to the rear and patio doors leading to the rear garden.

Bedroom 1 11'10" x 10'2"



Double glazed window to the front, storage cupboards, radiator and door to en-suite.

En-Suite



Fitted with low level WC, pedestal wash hand basin, walk in shower with electric shower head over, single radiator and double glazed window to the front.

Bedroom 2 12'3" x 7'9"



Double glazed window overlooking the rear gardens and a single radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Fitted with low level WC, pedestal sink, panelled bath, double glazed window to the rear and a single radiator.

Outside



There is a driveway to the front providing off street parking with lawned area and the rear garden is laid mainly to lawn with patio.

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.

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Fawcett Street Viewings

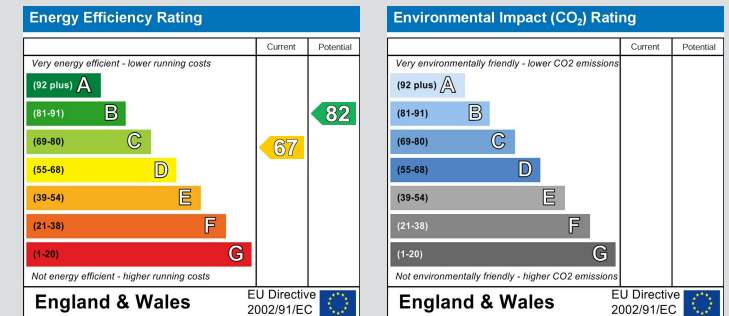
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

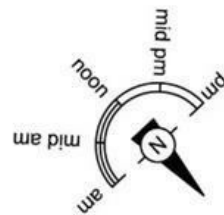
Ombudsman

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



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Approximate Floor Area
(75.07 sq.m)

7 Rowan Close