









This extended detached bungalow provides attractively presented accommodation all on one level, situated within this ever popular area. Internally the upgraded interior briefly comprises of entrance porch, an attractive lounge, an impressive modern fitted breakfasting kitchen, principle bedroom with a modern en-suite shower room/wc, a second well-proportioned bedroom and a main shower room/wc, located off the inner hall. Externally there is a lawned garden to the front with a long driveway, a single garage with remote control roller shutter access door and to the rear a delightful, low maintenance garden. Located 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 no upper chain involved, viewing is essential to appreciate the location and quality of accommodation on offer!

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via UPVC entrance door.

### Entrance Porch



Double glazed windows to front and inner UPVC to hall.

### Hallway



Storage cupboard and radiator.

### Lounge 16'6" x 11'10"



Double glazed bay window to front, 2x radiators and electric fire. Door to rear hall.

### Breakfasting Kitchen 14'7" x 8'7"



Range of modern wall and base units with marble effect countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and hood, microwave and fridge freezer. Space provided for a washing machine. Two seater breakfast bar and storage cupboard. 2x Double glazed windows and UPVC door to side elevation.

### Rear Hall

Access point to loft.

### Bedroom 1 19'0" x 9'4"



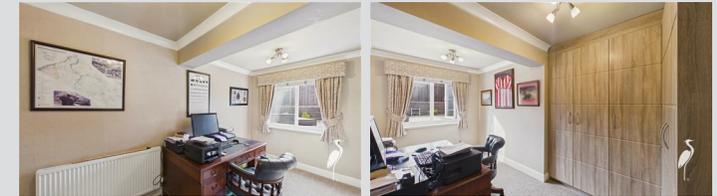
Double glazed window to rear, radiator and built in wardrobes and drawers. Door to en-suite.

### En-Suite Shower Room



Low level WC, washbasin set into vanity unit and walk in dual head waterfall shower, chrome heated towel rail.

### Bedroom 2 15'1" x 6'8"



Double glazed window to rear, radiator and built in wardrobes.

### Shower Room



Low level WC, washbasin and walk in dual head Waterfall shower, chrome heated towel rail.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Garden to the front with driveway providing off street parking leading to garage, whilst to the rear a low maintenance garden with side gate to access front.

### Garage 16'7" x 8'3"

Access via electric roller shutter door.

### 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

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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

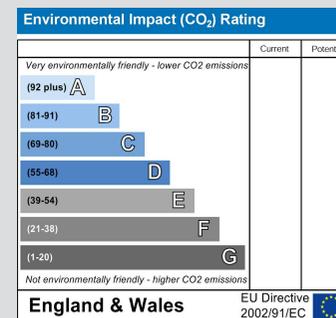
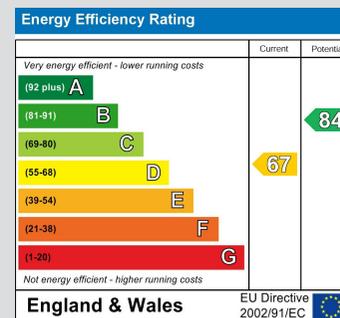
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

### Opening Times

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

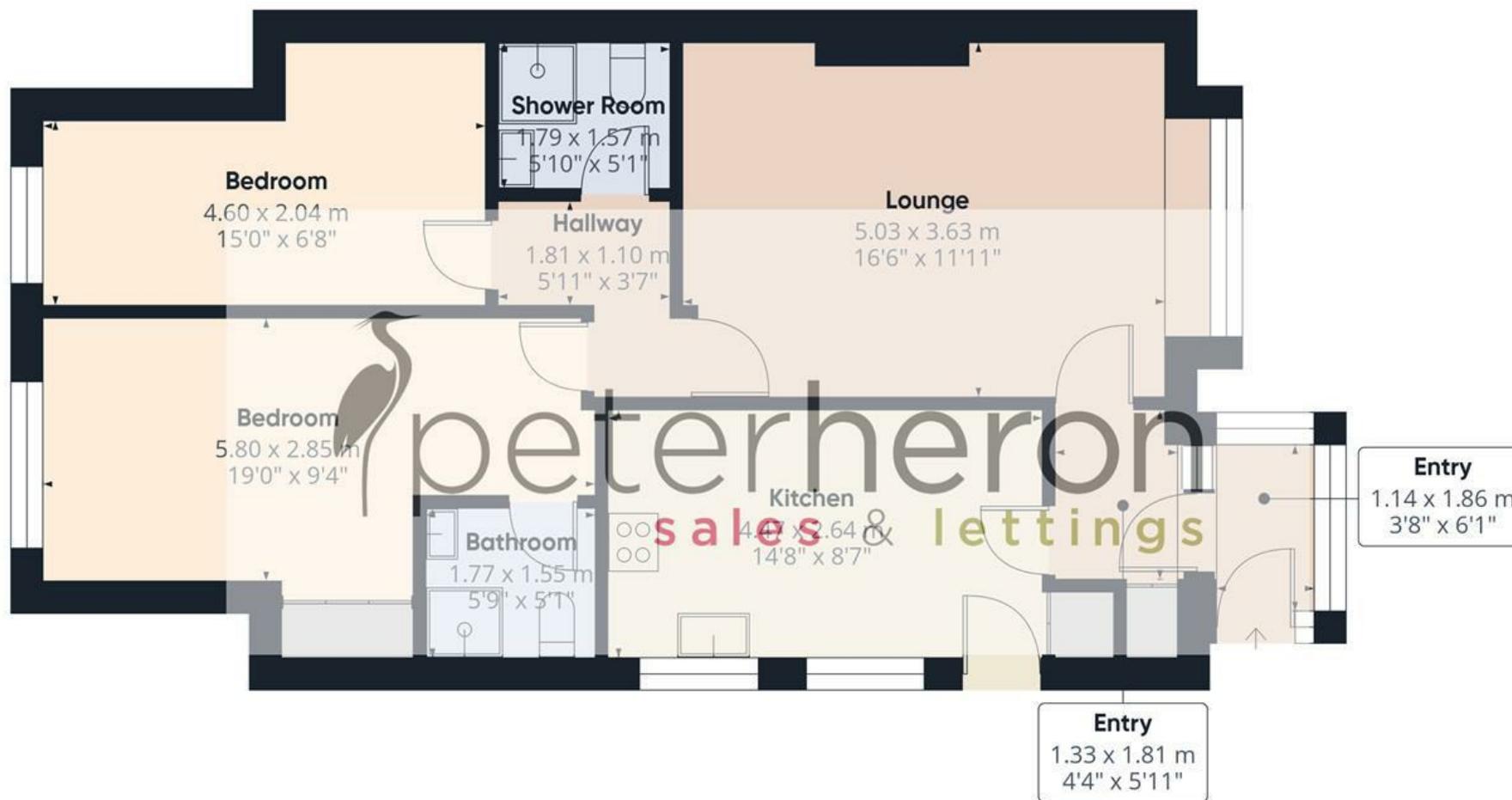
### Ombudsman

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 total area<sup>(1)</sup>

71.8 m<sup>2</sup>

771 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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