









An immaculately presented two bedroom semi-detached bungalow, available with immediate vacant possession and no upper chain involved. Internally the accommodation is all on one level and includes an entrance lobby and a lounge that opens through to a contemporary kitchen. There is a modern bathroom/wc, two bedrooms and a delightful conservatory. Externally there is a garden to the front, driveway and a generous garden to the rear. Situated in the popular and sought after located of South Hylton with convenient access for all local amenities including South Hylton Metro Station, local shops, schools and with the City Centre and the A19 nearby. Features of note include UPVC double glazing and gas central heating. Immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door.

Entrance Lobby

Door to lounge.

Lounge 16'4" x 10'5" into alcove



Double glazed bow window to front, radiator, door to inner lobby and the rooms opens through into kitchen.

Kitchen 10'4" x 5'0"



Fitted with a range of contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer and washing machine, tiled floor and double glazed window to front.

Inner Lobby

Doors to bedrooms and bathroom.

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and bath with mains shower over, attractive tiled walls and floor, chrome ladder style radiator and double glazed window.

Bedroom 1 12'9" x 9'0" narrowing to 7'6"



Maximum measurements taken including fitted furniture, double glazed window looking into the conservatory, and radiator.

Bedroom 2 9'3" x 6'8"



Double glazed door to conservatory and radiator.

Conservatory 11'3" x 10'9"



Double glazed French door leading out into rear patio area, and double glazed windows overlooking the garden.

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

Outside



Block paved driveway to the front and a generous garden to the rear with lawn, patio and established borders.

Council Tax Band

The Council Tax Band is Band A.

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

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.

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.

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

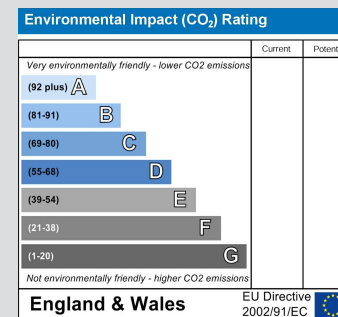
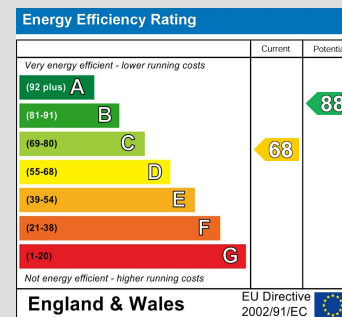
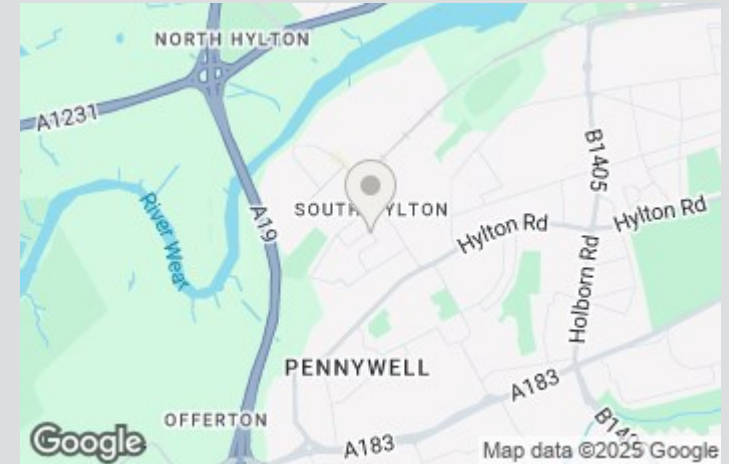
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



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

