









This popular style 1930's semi detached bungalow available with no upward chain offers an exciting opportunity to live in this quiet backwater of Roker within easy walking distance of all local amenities.

Internal accommodation comprises a reception hall, lounge, dining room, kitchen, separate utility, two bedrooms and a shower room and externally there are gardens to the front accompanied by a double length drive and garage to the side together with enclosed west facing gardens to the rear.

Benefiting from gas central heating and UPVC double glazing, the property would benefit from a little cosmetic enhancement which is reflected in the price.

Enjoying a quite position within easy walking distance of Roker Park, the Sea Front, local shops and the Stadium of Light Metro station, this attractive home should prove to be very popular indeed and should be viewed as matter of interest as considerable demand is anticipated.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

UPVC double glazed feature door to

Reception Hall

Wood effect laminate flooring, single radiator and delft rack.

Lounge 12'8" x 15'3" into bay



UPVC double glazed bay window overlooking gardens to the front, electric fire with oak coloured surround, granite coloured insert and hearth, wood effect laminate flooring, single radiator, picture rail, coved cornice to ceiling, part glazed double doors to dining room.

Dining Room 12'9" x 14'2"



Recess with space for electric coal effect wood burning stove, UPVC double glazed French doors leading out into west facing rear gardens featuring a raised timber decked seating area, wood effect laminate flooring, picture rail, coved cornice to ceiling, radiator with cover.

Kitchen 16'0" x 6'5"



A good selection of base and eye level units with granite coloured working surfaces incorporating a colour contrasting single drainer sink unit with pedestal mixer tap, integrated appliances include a two burner electric hob, integrated fan assisted oven and microwave oven, space for fridge freezer, integrated dishwasher and cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators. We have been advised by our clients that the boiler was installed early 2023. Part tiled walls, tiled floor, single radiator, vaulted ceiling, glazed door to utility.

Utility 6'9" x 6'11"

Plumbing for washing machine, additional work surface

bench, wall cupboards, UPVC double glazed French doors leading out into rear gardens, wood effect laminate flooring, interconnecting door to garage.

Bedroom 1 (front) 12'5" x 12'6"



Maximum dimensions into alcoves, UPVC double glazed bay window overlooking gardens to the front, wood effect laminate flooring, single radiator.

Bedroom 2 rear) 12'4" x 8'2"



UPVC double glazed window to rear, wood effect laminate flooring, single radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, wall mounted washbasin, walk in shower enclosure - white suite with anti-slip floor, wall tiles, UPVC lined ceiling, LED downlights, UPVC double glazed window to side, ladder design heated towel rail.

Outside



Laid to lawn gardens to the front with established borders, long block paved drive to the front with off street parking for up to three cars, double timber gates providing access through to additional secure off street parking which in turn then provides access to a detached GARAGE with interconnecting door to utility. West facing enclosed gardens to the rear with hard landscaping and mature specimen trees, raised timber decked seating area accessed directly from the dining room, external cold water supply.

Garage 21'4" x 8'5"

UPVC double glazed window to side, single drainer sink unit, skylight to ceiling.

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 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.

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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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Sea Road Viewings

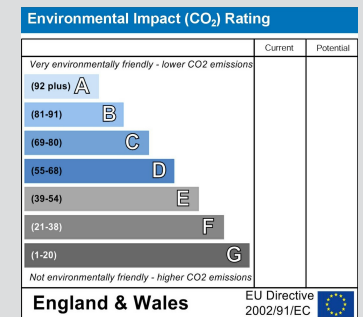
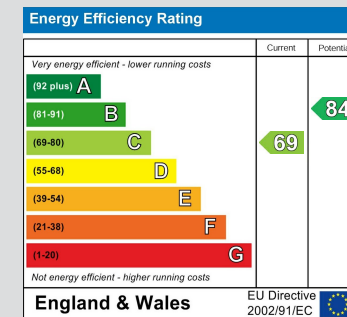
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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MAIN ROOMS AND DIMENSIONS



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Approximate Floor Area
(78.00 sq.m)



17 Merryfield Gardens