



for sale
peter heron
0191 510 3323







This stunning four bedroom and two bathroom 1930s Dutch style bungalow offers a wonderful "Turnkey" living space ideal for those searching for a family sized living space but with bedrooms and bathrooms to the ground floor.

Beautifully decorated throughout, the property internally comprises a larger reception hall with turned staircase, lounge, dining kitchen with separate utility, bedroom and bathroom, whilst at first floor level there are three further bedrooms and an en-suite shower room.

Benefiting from gas central heating and UPVC double glazing, the property externally offers attractive landscaped gardens to the front and a long cobbled drive to the side with off street parking for two/three cars, gorgeous enclosed landscaped gardens to the rear together with the added bonus of discreetly positioned storage sheds.

The property is arguably one of the finest examples of its kind available on the open market today and should be very well received due to its close proximity to superb coastal amenities, Sunderland's magnificent sea front. Immediate internal inspection unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to hall.

Reception Hall



Double glazed oriel bay window to the front elevation and turned spindle balustrade staircase with understairs cloaks cupboard, double radiator, plaster coved cornice to ceiling and delft rack.

Lounge 14'7" x 11'9"



UPVC double glazed windows with plantation shutter to the front elevation, double radiator, living flame gas fire set within ornate modern stone surround, insert and hearth with downlight, plaster coved cornice to ceiling.

Bedroom 1 (front) 13'1" x 13'1" into bay



UPVC double glazed windows and plantation shutters to front elevation, double radiator and plaster coved cornice to ceiling.

Dining Kitchen 11'8" x 13'4"



Beautifully crafted space with a good selection of modern base and eye level units with wood effect working surfaces and tiled splashbacks together with work top lighting, Leisure Cook Master 101 Range oven set with a Inglenook with brushed steel splashback and overhead extractor hood, single drainer stainless steel sink unit with pedestal mixer tap, integrated fridge freezer, integrated dishwasher, UPVC double glazed bay window overlooking gardens to the rear and single radiator.

Dining Area

Plaster coved cornice to ceiling and wood effect laminate flooring.

Utility 8'0" x 6'7"



Base and eye level units with wood effect working surfaces incorporating a single drainer sink unit with pedestal mixer tap, space and plumbing for automatic washing machine and tumble dryer, space for fridge freezer, mosaic design tiled splashbacks, fitted shelving, UPVC double glazed window to the side elevation, UPVC double glazed door to rear, double radiator, tiled floor, wall mounted gas combination boiler serving hot water and radiators and plaster coved cornice to ceiling.

Bathroom



Low level WC with concealed cistern, washbasin vanity unit with drawers under and illuminated mirror with illuminated demisting mirror over and electric shaver point, walk in shower enclosure with rainforest showerhead and hand held riser, panel bath with shower mixer taps - attractive white suite with concrete effect UPVC lined walls, UPVC double glazed window, wall mounted extractor unit, large chrome heated towel rail and tile effect vinyl flooring.

First Floor Landing

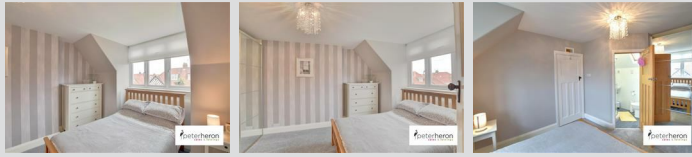
With access point to loft space.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'8" x 15'11" max dimensions into dormer



UPVC double glazed windows to front elevation, fitted wardrobes and built in wardrobes with sliding mirror fronted doors.

En Suite Shower Room



Low level WC, corner washbasin and walk in shower enclosure with glass sliding door and overhead shower - attractive white suite with wall and floor tiles, electric shaving point, wall mounted extractor, Velux window and fitted glass shelving.

Bedroom 3 (rear) 9'10" x 6'3" max dimensions into dormer



UPVC double glazed window to side elevation, single radiator and eaves storage cupboard.

Bedroom 4 7'10" x 9'11"



UPVC double glazed window to side elevation and single radiator.

Outside



Attractive gardens to the front with established borders, seating area, artificial lawn, block paved drive with off street parking for up to three cars, single gate to the side providing access though to gorgeous rear gardens with a raised timber decked seating area accessed directly from the utility featuring external lighting and overlooking a patio garden with raised beds and Gazebo seating area together with a summer house. This a wonderful space is perfect for all day long sunshine and to the side of the property there is also a large storage shed with power supply which in turn leads to a second timber shed perfect for storing garden equipment etc.

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MAIN ROOMS AND DIMENSIONS

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band D.

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:-

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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

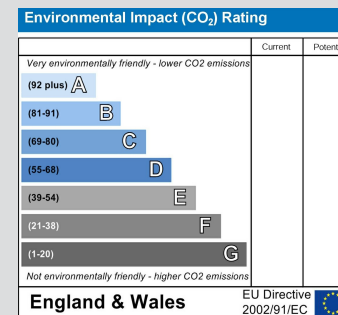
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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