









A superb double fronted, three bedroom semi-detached bungalow, providing spacious accommodation, all on one level. Internally there is an entrance lobby, hall, attractive lounge, a generous dining kitchen with French doors to the rear decked area, three bedrooms, two with access to a 'Jack & Jill' modern bathroom/wc. Externally there is a driveway to the front, an attached garage and a delightful garden to the rear with a lawn and decked area. The property is ideally placed for a range of amenities and boasts excellent transport links to Sunderland City Centre and wider road networks. Properties on this street are rarely available on the open market and we therefore highly recommend an internal inspection to appreciate this bungalow.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via an entrance door to

Entrance Vestibule

Inner door through to hall.

Hallway



Radiator and doors leading off to the lounge, bedroom 1 and 2.

Lounge 15'1" into alcove x 13'9"



Double glazed window to rear overlooking the garden, radiator and doors to both the kitchen and bedroom 3.

Dining Kitchen 27'2" x 8'9"



A superb spacious kitchen fitted with a range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit and breakfast bar, space for cooker, fridge freezer and washing machine and dishwasher, radiator and double glazed window. Double glazed French door to rear decked area.

Bedroom 1 14'9" into bay x 12'5"



Double glazed bay window to front, radiator, decorative fireplace and door to Jack and Jill bathroom.

Jack & Jill Bathroom



Fitted with a modern suite comprising of a low level WC, washbasin set into vanity unit and P shaped panel bath with electric shower over, radiator, double glazed window. This bathroom can be accessed from both bedroom 1 and bedroom 3.

Bedroom 2 15'8" into bay x 9'2"



Double glazed bay window to front and radiator.

Bedroom 3 11'1" x 6'10"



Double glazed window to rear and radiator.

Outside



Garden to the front with a driveway providing off street parkin, access to attached garage, whilst to the rear there is a delightful garden laid mainly to lawn with decked area.

Council Tax Band

The Council Tax Band is Band C.

Visit www.peterheron.co.uk or call 0191 510 3323

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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.

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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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.

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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

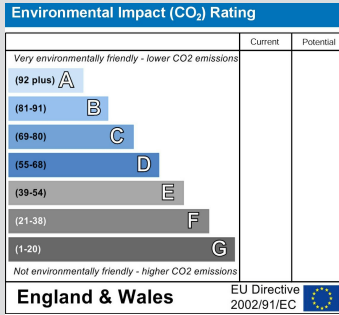
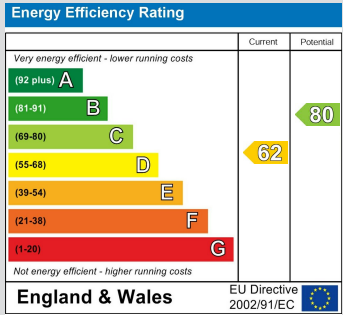
Ombudsman

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

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MAIN ROOMS AND DIMENSIONS

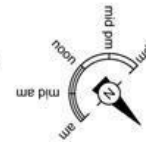


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Ground Floor
Approximate Floor Area
(96.18 sq.m)



20 Mount Grove