









This deceptively spacious three bedroom, two reception room semi-detached Dutch bungalow, occupies a generous plot at the head of the cul-de-sac within this highly sought after location. Internally the property is accessed via an impressive reception hall with staircase to the first floor. There are two well-proportioned reception rooms, an attractive modern kitchen, fitted with an excellent range of units, luxury worksurfaces and a selection of integrated appliances. Completing the ground floor is a double bedroom and a bathroom/wc, incorporating a shower cubicle. On the first floor there are two excellent double bedrooms, one with an en-suite washroom/wc. Externally there is a lawned garden and a block-paved driveway, providing off street parking and access to the single garage with a remote control door. To the side and rear there are beautiful, well-maintained gardens with lawned areas, patio and established planting. This pleasant cul-de-sac is situated off Crosslea Avenue, ideally placed for local amenities, shops and schools as well as offering excellent links to surrounding areas and major road connections. With no upper chain involved, we highly advise arranging a detailed inspection to appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a timber glazed entrance door to

Reception Hall



There is a staircase to the first floor, radiator and a double glazed feature window.

Lounge 16'7" into bay x 11'10" into alcove



This attractive room has a double glazed bay window to the front and a radiator.

Dining Room 21'5" into bay x 11'10" into alcove



Double glazed bay window to the rear overlooking the garden and a radiator.

Kitchen 12'3" x 8'8"



The kitchen is fitted with an excellent range of modern wall

and base units with luxury work surfaces over, incorporating a sink unit, integrated appliances include an AEG double oven and a AEG microwave and a AEG hob, a fridge and a washing machine, there is a tall feature radiator, double glazed French door leading out to the rear garden and a double glazed window.

Bedroom 1 12'3" x 13'5" into bay and inc fitted robes



Double glazed bay window to the front, radiator and fitted wardrobes.

Bathroom



Fitted with a four piece suite comprising of a low level WC, pedestal wash hand basin, panel bath and step in shower cubicle with a mains fed shower, there are tiled walls and floor, a ladder style radiator and a double glazed window.

First Floor Landing

Doors leading off to bedrooms two and three.

Bedroom 2 10'9" max inc fitted robe x 15'4"



Double glazed window to the front, radiator, fitted wardrobes with matching dressing table, there is a fitted wash basin and double doors to the en suite.

En Suite Wash Room



Fitted with a low level WC and wash hand basin, there are tiled walls and floor, chrome ladder style radiator and a Velux window.

Bedroom 3 12'3" x 9'9" max measure inc fitted robe



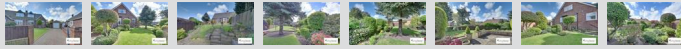
Double glazed window to the side, radiator, fitted wardrobes and a wash hand basin.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front of the property there is a lawned garden and a block paved driveway providing off street parking and access to the single garage with remoter control access door, to the side and rear of the property there are delightful well maintained mature gardens, with lawned areas, patio and established planting.

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:-

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.

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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Fawcett Street Viewings

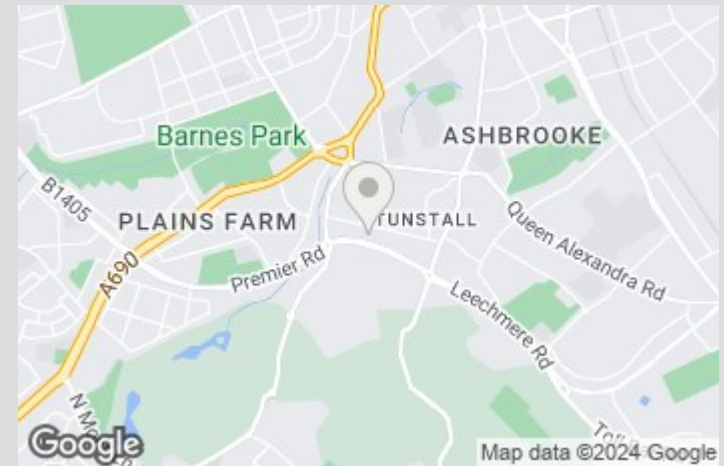
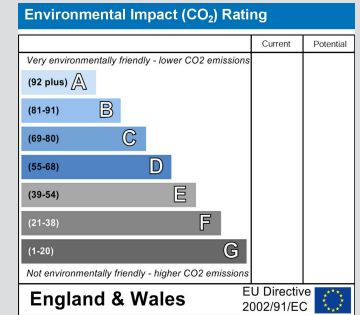
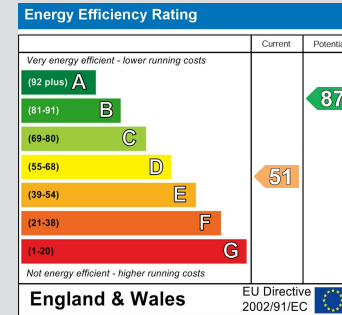
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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