









A delightful and deceptively spacious two bedroom, two reception room semi-detached bungalow, occupying a superb, secluded position with wonderful, mature gardens. The generous accommodation includes a welcoming boot room, inner hall and a reception hall. There are two superb reception rooms, both with wood burning stoves, a conservatory, enjoying a beautiful aspect over the garden, an impressive modern kitchen and a useful utility area. There is a modern bathroom/wc and two well-proportioned bedrooms, one with an en-suite wash room/wc. Externally there is a garage and established south facing gardens, laid mainly to lawn with planted borders, workshop and a versatile summer house. Benefits of the property include gas central heating to radiators and an excellent loft space with sky light window. This convenient location is ideal for local amenities, shopping facilities, schools, Sunderland Royal Hospital, Sunderland City Centre and provides excellent transport connections. We highly advise early viewing to appreciate this rare opportunity to the marketplace with its spacious rooms, character features and superb gardens.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door into the

## Boot Room 10'5" x 9'11"



Spacious boot room with a tall radiator and a door connecting through to the inner hall.

## Inner Hall



With doors connecting off to bedrooms one and two and also to the bathroom and reception hall, three quarter panelled walls, a Velux window providing additional natural light and there is a delf rack, there is a loft access hatch with a pull down ladder to a floored and boarded out loft space, benefiting from a sky light window.

## Reception Hall



With a delf rack, radiator, stripped and varnished floor boards and doors leading off to the lounge, living room and kitchen.

## Lounge 13'10" x 11'11" into alcove



With double glazed windows to two sides overlooking the garden, there are stripped and varnished floor boards, multi fuel burning stove, decorative plaster work to the ceiling.

## Living Room 15'0" x 11'6" into alcove



With a double glazed window overlooking the garden, there is a radiator, multi fuel burning stove, stripped and varnished floor boards and decorative plaster work to the ceiling.

## Kitchen 11'5" x 10'3"



With an excellent range of modern fitted units with work surface over, incorporating a double Belfast style sink unit, integrated appliances include an oven, microwave and hob, American style fridge freezer and a integrated dishwasher, there is a double glazed window and a double glazed door to the utility, the boiler is concealed behind a matching fronted kitchen unit.

## Utility 4'11" x 9'4"



With fitted units with work surface over, space is provided for the inclusion of a washing machine and a tumble drier, there is a door leading to outside and there are single glazed windows.

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# MAIN ROOMS AND DIMENSIONS

## Conservatory 13'10" x 12'9"



Double glazed French door leading out onto the garden, double glazed windows providing a delightful aspect over the garden and there is a radiator.

## Bathroom



Fitted with a modern suite comprising a low level WC, wash hand basin set into vanity unit and a bath with shower attachment, there is a chrome electric heated towel rail and a double glazed window.

## Bedroom 1 11'10" x 11'10"



Double glazed window and a tall radiator.

## Bedroom 2 11'11" x 10'0"



Double glazed window and a door to the en suite washroom.

## En Suite Wash Room



With a low level WC with concealed cistern, wash hand basin set into vanity unit and there are also tiled walls and floor.

## Outside



The property enjoys a delightful secluded position set back from the road, there are beautiful mature, south facing gardens with a large lawned area, patio and established planting, there are also a number of out buildings including a work shop and a summer house, there is also a single garage with remote control access door.

## 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 C

## 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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# MAIN ROOMS AND DIMENSIONS

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

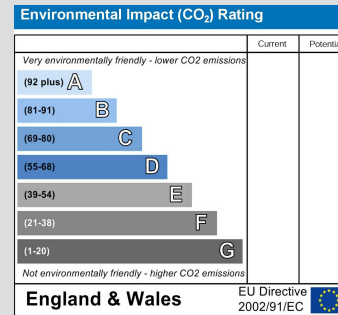
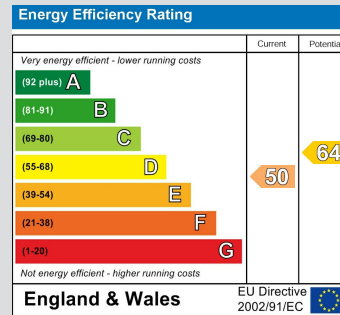
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

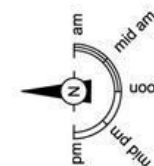


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Ground Floor  
Approximate Floor Area  
(114.00 sq.m)



15 Ranson Street