

Situated in a pleasant cul-de-sac position, this well presented popular style two bedroomed semi detached bungalow provides a perfect living space. The internal accommodation comprises lounge, modern fitted kitchen, contemporary bathroom and a rear hall with stairs down to two double bedrooms. Externally there is a garden to the front, single driveway and generous lawned gardens to the rear. Situated in the popular and sought after located of South Hylton with convenient access for all local amenities including South Hylton Metro Station, local shops, schools and with the City Centre and the A19 nearby. Features of note include UPVC double glazing and gas central heating. Immediate internal inspection is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC door into

### Lounge 17'2" x 11'3"



Spacious lounge featuring a double radiator, electric fire, double glazed window to the front elevation and doors to the kitchen and rear hall.

### Kitchen 7'3" x 10'5"



Range of wall and base units with countertops over incorporating a 1 1/2 bowl ceramic sink and drainer. Space provided for the inclusion of an oven, fridge freezer and washing machine. There are part tiled walls, a double glazed window to the rear elevation and a UPVC door leading to the garden.

### Rear Hall

With a door to the bathroom and stairs leading down into the two bedrooms.

### Lower Ground Floor

## Bedroom 1 10'7" x 10'2"



With a radiator and double glazed window to the rear elevation.

## Bedroom 2 10'7" x 6'8" min



With a radiator, built in storage cupboard and double glazed window to the rear.

## Bathroom



With a corner bath with shower overhead, low level WC, hand wash basin, radiator and double glazed frosted window.

## Outside



Generous garden to the rear with a small shed. Low maintenance garden to the front and single driveway.

### Council Tax Band

The Council Tax Band is Band A.

### Tenure Freehold

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

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# MAIN ROOMS AND DIMENSIONS

verification is recommended.

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## Fawcett Street Viewings

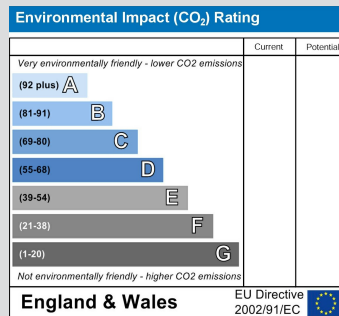
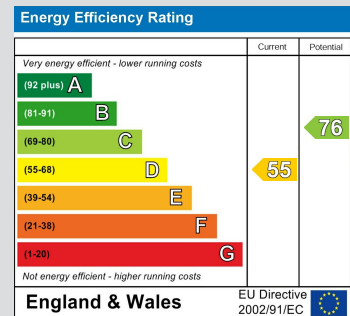
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman Fst

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

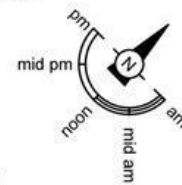


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Approximate Floor Area  
(49.67 sq.m)



14 Ruislip Road