









A beautifully appointed two bedroomed end link bungalow for those over 55 years, ideally situated within this attractive and convenient location. Internally, the stunning, upgraded accommodation is accessed via a spacious hall and there is a superb lounge/diner with bi-fold doors to the garden. The lounge opens through to a fabulous, contemporary kitchen, fitted with an excellent range of units, luxury worksurfaces and a selection of integrated appliances. There are two bedrooms both overlooking the garden and a contemporary shower room/wc. Benefits to the property include double glazing, gas central heating and also electric underfloor heating in the kitchen. Externally the property enjoys a superb corner position with a wonderful lawned garden that wraps around the rear of the home. Conveniently located close to a good range of local amenities and shopping facilities as well as providing transport links into Sunderland City Centre and there are excellent links to major road connections. With no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Compiste entrance door to hall.

Entrance Hall



Tiled floor, radiator and loft access hatch with pull down ladder. Built in storage cupboard.

Lounge/Diner 12'8" x 13'11"



Double glazed bi-folding doors leading out into garden, two radiators, tiled floor and the room opens out into the kitchen.

Kitchen 10'3" x 7'6"



Fitted with an excellent range of contemporary wall and base units with luxury work surfaces over and inset 1 1/2 bowl sink. Integrated appliances include electric oven, induction hob with extractor over, fridge, freezer, dishwasher and washing machine. Tiled floor with electric underfloor heating.

Bedroom 1 12'7" x 10'9"



Tall double glazed window overlooking the garden and radiator.

Bedroom 2 10'4" x 7'6"



Double glazed window overlooking the garden and radiator.

Shower Room



Contemporary suite comprising of a low level WC, washbasin set into vanity unit and walk in shower with

mains shower, ladder style radiator and a double glazed window.

Outside



The property occupies attractive corner plot with a wrap around lawned garden.

Council Tax Band

The Council Tax Band is Band B.

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.

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

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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.

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.

Fawcett Street Viewings

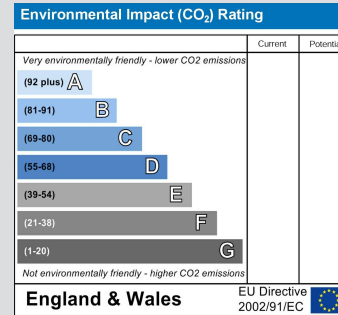
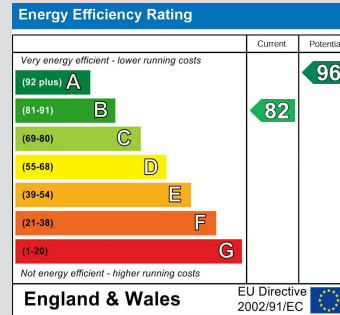
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

