









An extended end link bungalow, occupying a generous plot, on this pleasant cul-de-sac within the ever popular Lakeside Village development, enjoying a fabulous outlook to the rear towards Silksworth Lake. Internally the attractive accommodation is all on one level and includes an entrance lobby, lounge, kitchen, a 17ft conservatory overlooking the garden, two well-proportioned bedrooms and two bathroom/wc's, one with a shower cubicle. The property benefits from gas central heating to radiators, driveway, larger style attached garage and superb gardens. This convenient location provides easy access to local amenities, shopping facilities and transport links to surrounding areas. We highly advise arranging a viewing in order to appreciate the accommodation, position and wonderful garden this this impressive bungalow has to offer.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC door into

Entrance lobby

UPVC door and an inner door to the lounge.

Lounge 17'8" x 10'4"



Double glazed window to vestibule, double radiator and a feature fireplace. There is an archway leading to the rear hall and a door to the kitchen.

Kitchen 9'9" x 7'8"



With a range of wall and base units with countertops over incorporating a 1 1/2 bowl sink and drainer. Space has been provided for the inclusion of a cooker, fridge freezer and a washing machine. There is a UPVC door and a double glazed window to the conservatory.

Conservatory 17'1" x 7'10"



Double glazed windows and French doors to the garden.

Lobby

Doors leading off to the bathroom and garage.

Bathroom



Low level WC, hand wash basin, walk in shower and a bath, double radiator and a frosted window.

Bedroom 1 9'9" x 8'6"



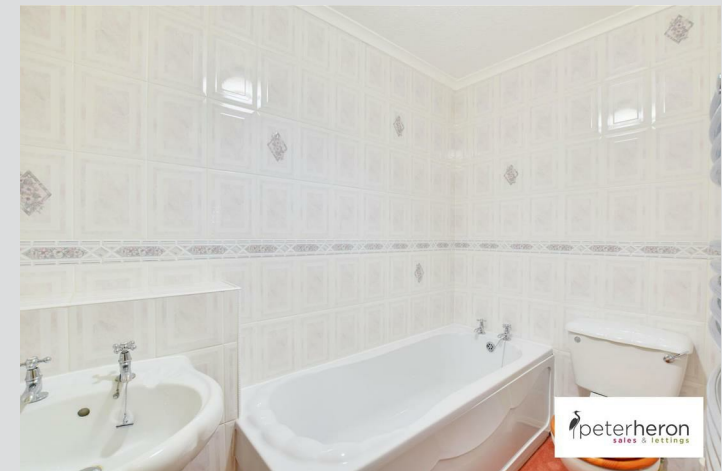
Double glazed window, double radiator and integrated sliding door mirror fronted wardrobes.

Bedroom 2 9'2" x 8'0"



Double glazed window to the front and a radiator.

Bathroom



Low level WC, hand wash basin, bath, tiled walls and a chrome heated towel rail.

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MAIN ROOMS AND DIMENSIONS

Outside



Impressive gardens to front and rear elevations with a lake view. Generous garage and driveway providing off street parking.

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 B.

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.

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

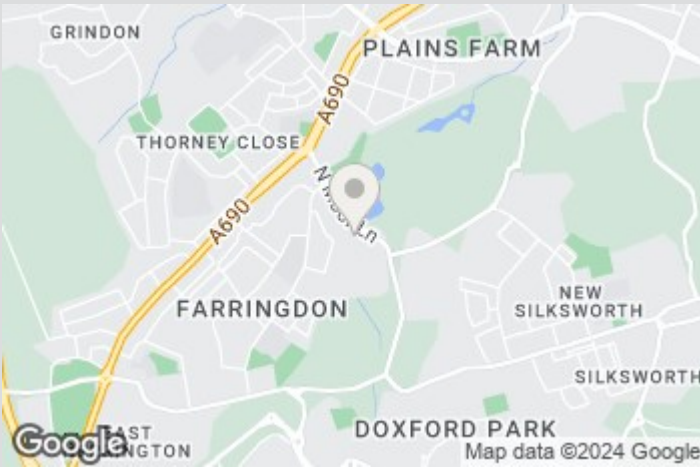
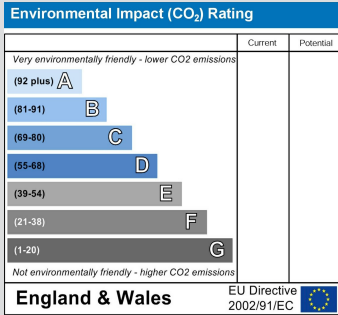
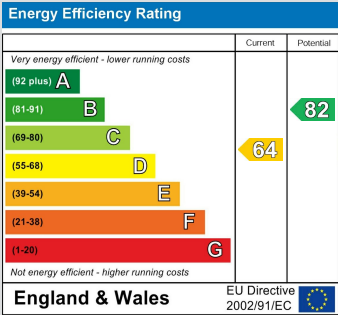
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

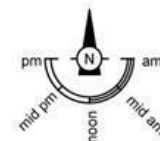


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Approximate Floor Area
(71.97 sq.m)



16 Buckingham