









A popular style double fronted two bedroom semi detached bungalow located towards to the Strawberry Bank end of this sought after street and being available with no upward chain.

Internal inspection comprises reception hall, lounge, dining room, kitchen, two bedrooms and a bathroom and features of note include gas central heating, UPVC double glazing and a partially floored loft. Gardens to the front are accompanied by a drive to the side with a garage and well proportioned gardens to the rear enjoy mature perimeter planting together with lawns.

Set a mere or mile from Sunderland City centre, this fine home would benefit from some updating and modernising but carries huge potential and is priced accordingly. Immediate viewing is essential as considerable interest is anticipated!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

UPVC double glazed feature door to reception hall.

Reception Hall

Double radiator, access point to partially floored loft via sliding aluminium ladders.

Lounge (front) 13'2" x 14'10"



Into bay with UPVC double glazed windows to front, double radiator, electric fire, timber feature surround, marble insert and hearth, arched alcoves, open plan to dining room.

Dining Room 11'2" x 13'11"



UPVC double glazed window to rear overlooking gardens, single radiator, covered cornice to ceiling, wall lights.

Kitchen 8'8" x 10'6"



A good selection of base and eye level units including glass fronted illuminated display cabinets and fitted shelving incorporating granite coloured working surfaces with splashbacks, single drainer stainless steel sink unit, space and plumbing for automatic washing machine, electric halogen hob with built under electric oven and overhead extractor hood, integrated fridge freezer, single radiator, wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window and door to rear providing access directly out into rear gardens. Please note: our client has informed us that the oven is not functioning.

Bedroom 1 (front) 11'11" x 12'6"



Maximum dimensions into fitted wardrobes with overhead cupboards, UPVC double glazed window to front, double radiator.

Bedroom 2 (rear) 10'11" x 10'3"



UPVC double glazed window to rear, double radiator, covered cornice to ceiling.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal washbasin, easy access panelled shower bath with electric seat together with overhead shower and glass screen - white suite with wall tiled, UPVC lined ceiling, anti-slip flooring, single radiator, built in cupboard with fitted shelving.

Outside



Laid to lawn gardens to the front, drive to side access via wrought iron gates leading to attached brick garage with remote control electric roller shutter doors. Side passage with pedestrian gate providing access through to the rear gardens which feature mature shrubs, patio seating area and lawns.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

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

Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Fawcett Street Viewings

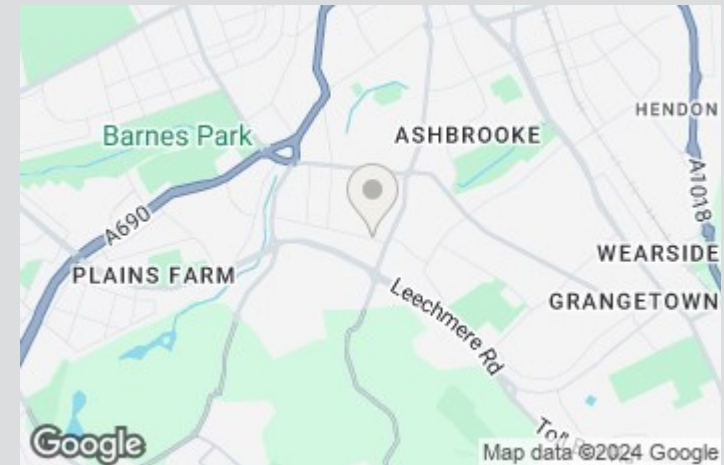
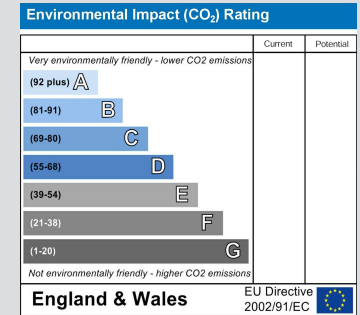
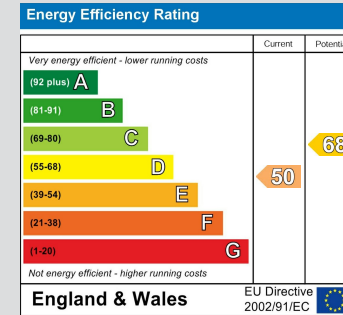
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

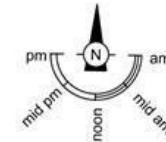


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Ground Floor
Approximate Floor Area
(88.00 sq.m)



63 Crosslea Avenue