















A superb three bedroom (or two bedroom / two reception room), detached bungalow, occupying an excellent position within this ever popular area. Internally the spacious and attractive accommodation is all on one level and includes an entrance porch, hall, generous lounge, fitted kitchen, three bedrooms (one currently utilised as a dining room) and a modern shower room/wc. Externally there is long block-paved driveway, a single garage with remote control roller shutter access door and a pleasant gardens to the front and rear. Situated within this convenient location, the bungalow is ideally placed for access to a range of local amenities as well as providing excellent links to Doxford International Business Park, Sunderland City Centre and major road connections. With no upper chain involved, viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a double glazed entrance door to

## Entrance Porch

There are double glazed windows and an inner door to the hall.

## Hallway



With a radiator and built in cupboard, doors lead off to the lounge, kitchen, bedrooms and to the shower room.

## Lounge 16'7" x 11'8"



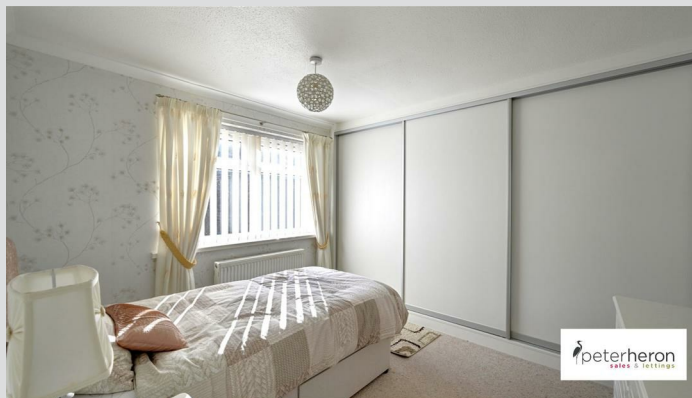
This spacious room has a double glazed bow window to the front, a further double glazed window to the side, two radiators and a feature fireplace.

## Kitchen 12'0" x 11'7"



With fitted wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven, hob and dishwasher. Space has been provided for the inclusion of a fridge freezer and a washing machine, there is a double glazed door to the side of the property and a double glazed window.

## Bedroom 1 11'0" x 9'3" not inc robes



Double glazed window to the rear, radiator and fitted sliding door wardrobes.

## Bedroom 2 12'5" max measure inc robes x 8'5"



Double glazed window to the front, radiator and fitted sliding door wardrobes.

## Bedroom 3/Dining Room 10'7" x 8'11"



This versatile room is currently being utilised as a dining room but would also be ideal as a third bedroom, it has a double glazed French door to the rear garden and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



With a low level WC, wash hand basin and step in shower cubicle with mains fed shower, there is a radiator and a double glazed window.

## Outside



There is a garden to the front with a long block paved driveway providing off street parking and to the rear is a low maintenance garden with gravelled and decked areas, there is also a garage, with a remote control roller shutter access door and the garage also has benefits of power points.

## 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 D.

## Important Notice

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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 £210.00 by Movewithus 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](http://peterheron.co.uk)

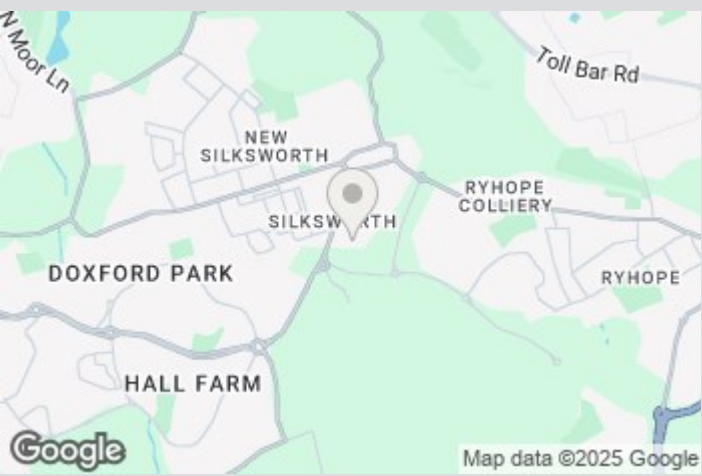
## Opening Times

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Approximate Floor Area  
(80.30 sq.m)

14 Goathland Drive

