















A stunning detached bungalow, occupying a generous plot on the highly regarded Bainbridge Holme Road. Internally the spacious and immaculately presented accommodation is all on one level and includes a reception hall, a 22ft lounge, connecting through to a dining room and a fabulous kitchen, fitted with an excellent range of units, luxury worksurfaces and a selection of integrated appliances. There are two double bedrooms and an impressive, contemporary shower room/wc. Externally there are delightful gardens with lawns, patios and established planting, as well as a substantial shed, providing great storage. The bungalow has recently undergone many notable improvements including a main roof replacement, electrics upgraded and a completely new shower room, along with cosmetic refreshment. This location is ideal for local amenities, shops and schools as well as offering links to surrounding areas and major road connections. We highly advise arrange a detailed inspection to fully appreciate this remarkable bungalow.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Reception Hall



Spacious and impressive reception hall, there are two radiators and a cloaks cupboard, doors lead off to the lounge, kitchen, two bedrooms and shower room.

### Lounge 22'10" x 10'11" extending to 11'11"



This generously proportioned room has a double glazed window to the front, two radiators and a feature fireplace with an electric fire, double doors connect through to the dining room.

### Dining Room 10'11" x 10'1"



With a large double glazed window to the rear, two further double glazed windows to the side, a radiator and a door to the kitchen.

### Kitchen 12'10" x 8'7"



Fitted with an excellent range of modern wall and base units with luxury work surfaces over, integrated appliances include a Bosch electric oven, a Bosch microwave, a gas hob, a fridge, a freezer and a slimline dishwasher. There is a tiled floor, and a double glazed window to the rear.

### Bedroom 1 11'10" x 11'10" not inc robes



Double glazed window to the front, radiator and built-in wardrobes.

### Bedroom 2 11'11" max inc fitted robes x 10'10" not in recess



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

### Shower Room



A fabulous contemporary shower room with a low level WC, wash hand basin set into vanity unit and a walk-in shower with mains-fed shower, there is a chrome ladder-style radiator, part-tiled walls, tiled floor and two double-glazed windows.

### Outside



The property occupies a generous plot with delightful gardens laid mainly to lawn with attractive patio area, established planted borders, and there is also a useful large shed providing excellent storage.

### Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 23/11/1955 and the Ground Rent is £9.00 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

### Council Tax Band

The Council Tax Band is Band D.

### Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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



# MAIN ROOMS AND DIMENSIONS

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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

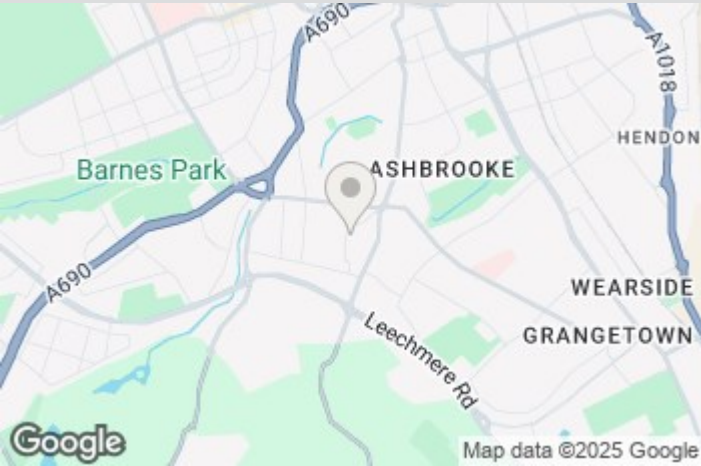
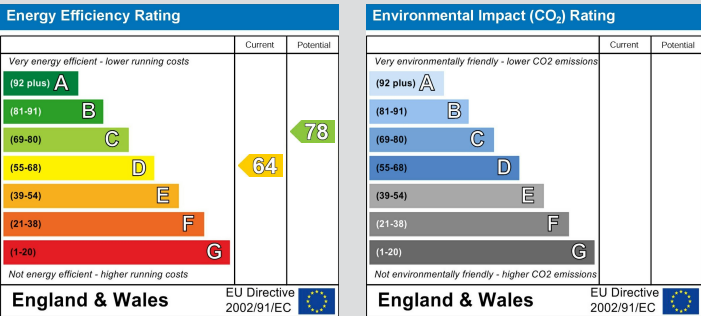
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

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