









An immaculately presented two bedroom semi-detached bungalow, available with immediate vacant possession and no upper chain involved. Internally the accommodation is all on one level and includes an entrance lobby and a lounge that opens through to a contemporary kitchen. There is a modern bathroom/wc, two bedrooms and a delightful conservatory. Externally there is a garden to the front, driveway and a generous garden to the rear. Situated in the popular and sought after located of South Hylton with convenient access for all local amenities including South Hylton Metro Station, local shops, schools and with the City Centre and the A19 nearby. Features of note include UPVC double glazing and gas central heating. Immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door.

Entrance Lobby

Door to lounge.

Lounge 16'4" x 10'5" into alcove



Double glazed bow window to front, radiator, door to inner lobby and the rooms opens through into kitchen.

Kitchen 10'4" x 5'0"



Fitted with a range of contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer and washing machine, tiled floor and double glazed window to front.

Inner Lobby

Doors to bedrooms and bathroom.

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and bath with mains shower over, attractive tiled walls and floor, chrome ladder style radiator and double glazed window.

Bedroom 1 12'9" x 9'0" narrowing to 7'6"



Maximum measurements taken including fitted furniture, double glazed window looking into the conservatory, and radiator.

Bedroom 2 9'3" x 6'8"



Double glazed door to conservatory and radiator.

Conservatory 11'3" x 10'9"



Double glazed French door leading out into rear patio area, and double glazed windows overlooking the garden.

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

MAIN ROOMS AND DIMENSIONS

Outside



Block paved driveway to the front and a generous garden to the rear with lawn, patio and established borders.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

Important Notice - Particulars

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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 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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