









This semi-detached bungalow, enjoys a delightful cul-de-sac position within this popular residential area and is available with immediate vacant possession and no upper chain involved. Internally the accommodation is all on one level and includes a hall, lounge, kitchen, two bedrooms, conservatory and a shower room/wc. Externally there are attractive gardens to the front and rear, a driveway and a converted garage. This ideal location provides 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. We highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to hall.

Entrance Hall

Radiator.

Lounge 9'10" x 17'10"



Double glazed window to front and radiator.

Kitchen 11'9" x 7'4"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, space for fridge freezer and washing machine, and double glazed window to front.

Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit and panel bath with electric shower over, chrome ladder style radiator and double glazed window.

Bedroom 1 12'5" not including robes x 8'9"



Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 2 8'11" x 8'5"



Maximum measurements taken including fitted shelves, double glazed patio door to conservatory.

Conservatory



Double glazed French door to garden and double glazed windows.

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

Outside



Driveway and lawned garden to the front, whilst to the rear there is a lawn, patio and established planting.

Garage



Main roller shutter access door. The garage has been converted, floored and boarded out with a side double glazed French door, double glazed window, two radiators, fitted kitchen style units with sink and drainer unit and there is a door to low level WC and step in shower cubicle. The garage can not be used currently for vehicular access.

Council Tax Band

The Council Tax Band is Band B.

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

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. 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.

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 £300.00 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

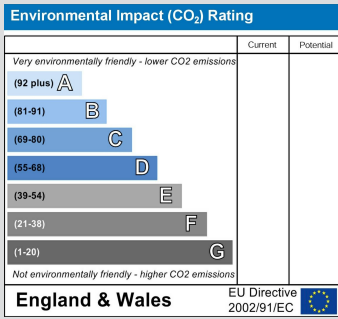
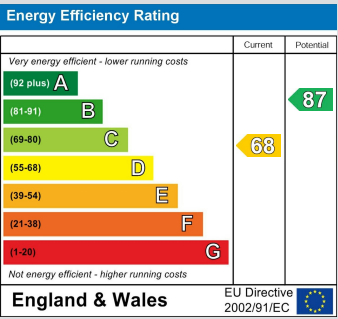
Opening Times

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.



Visit www.peterheron.co.uk or call 0191 510 3323

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

