









An attractive three bedroom link-detached bungalow, occupying a superb cul-de-sac position within this ever popular location. Internally the accommodation is all on one level and is accessed via an entrance porch that connects through to a spacious reception hall. There is a lounge to the front, a fitted kitchen, a useful utility, three well-proportioned bedrooms (one could be utilised as a reception room if required), bathroom and a separate wash room/wc. Externally there is a garden to the front with a driveway, a single garage and a delightful garden to the rear, laid mainly to lawn. 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 immediate vacant possession and no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed double doors.

Entrance Porch

Inner double glazed door to hall.

Hallway



Radiator, built in cupboard, loft access hatch with pull down ladder.

Lounge 16'6" x 11'10" into alcove



Double glazed bow window to front, radiator and feature fireplace.

Kitchen 11'11" x 8'4"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven, hob and fridge, built in cupboard, door to utility.

Utility 15'8" x 5'9"



Fitted units with work surface over incorporating sink unit, space for fridge freezer and washing machine, double glazed window to rear, wall mounted boiler and double glazed doors providing access to both the front and rear of the property.

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



Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 2 12'4" x 8'4"



Double glazed window to front and radiator.

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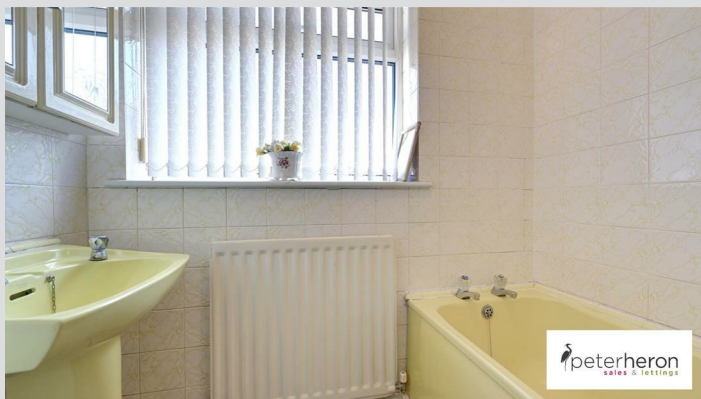
MAIN ROOMS AND DIMENSIONS

Bedroom 3/Dining Room 12'9" x 8'11"



Double glazed window to side, single glazed door to rear lean to, and radiator.

Bathroom



Pedestal washbasin and panel bath with shower over, radiator and double glazed window.

Washroom/WC



Low level WC and washbasin set into vanity unit, double glazed window.

Outside



To the front of the property there is a garden with a driveway providing off street parking and access to attached single garage. To the rear there is a delightful garden laid mainly to lawn with planted borders.

Council Tax Band

The Council Tax Band is Band D.

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

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MAIN ROOMS AND DIMENSIONS

Opening Times

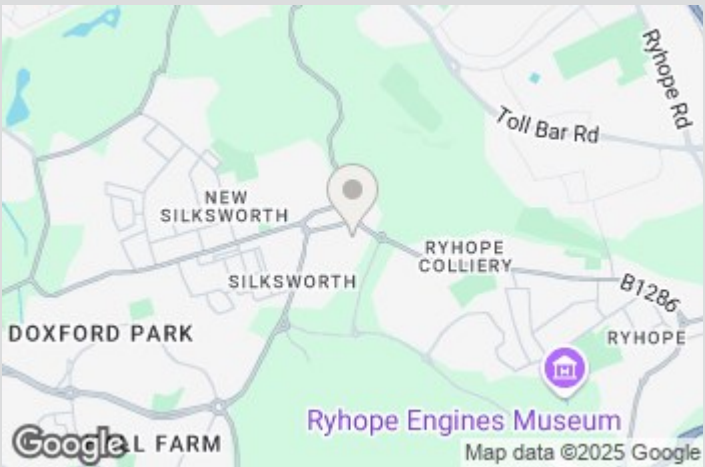
Monday to Friday 9.00am - 5.00pm
Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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