









A delightful FREEHOLD detached bungalow occupying a superb cul-de-sac position within this ever popular development. Internally the accommodation is all on one level and includes a hall, a spacious lounge / diner, a fitted kitchen, two bedrooms and a contemporary shower room/wc. Externally there is a garden to the front with a driveway providing off street parking and access to the garage whilst to the rear a lawned garden with a patio area. The property benefits from gas central heating to radiators and UPVC double glazing. This location is ideally placed for local amenities, shopping facilities and schools as well as Doxford International Business Park and there are road connections including the A19. With no upper chain involved, viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via entrance door.

## Entrance Hall

Radiator and built in cupboard.

## Lounge/Diner 18'0" x 9'6"

Double glazed French door to rear and radiator.

## Kitchen 9'8" x 7'9"

Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker, under counter fridge and washing machine, double glazed window to rear, radiator, wall mounted boiler. Door to garage.

## Bedroom 1 11'8" x 9'5"

Double glazed window to front and radiator.

## Bedroom 2 8'5" x 7'10"

Double glazed window to front and radiator.

## Shower Room

Contemporary suite comprising of a low level WC, pedestal washbasin and step in shower cubicle with mains shower, chrome ladder style radiator and double glazed window.

## Outside

Garden to the front with driveway providing off street parking and access to garage, whilst to the rear there is a delightful garden with lawn and patio area.

## Garage 16'6" x 8'6"

Attached garage with remote control roller shutter access door, external double glazed door to rear garden and internal door to kitchen.

## Council Tax Band

The Council Tax Band is Band C.

## 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

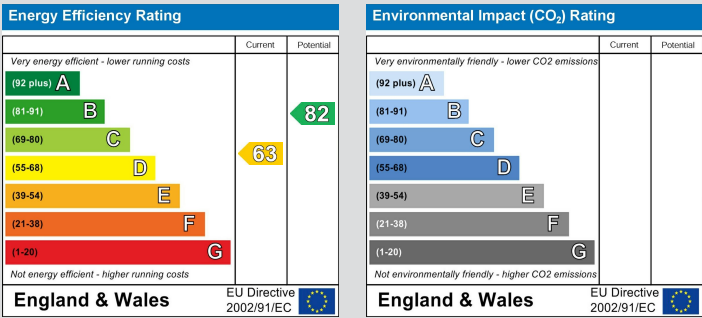
contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



Visit [www.peterheron.co.uk](http://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

