









An extended semi-detached bungalow with an attractive rear garden, situated within this ever popular area. The accommodation is all on one level and comprises of an entrance porch, lounge to the front, a dining room to the rear that opens through to the kitchen that in turn has a door to a versatile room currently utilised as a sun room. There are two bedrooms and a wet room/wc. Benefits of the property include UPVC double glazing, gas central heating to radiators, driveway to the front, a single garage and a superb garden to the rear. The property is conveniently situated in the popular residential area of Tunstall and is ideally located for a range of amenities, shops and schools as well as providing links to Sunderland City Centre and wider road networks. Early viewing recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door to entrance vestibule.

Entrance Porch

Inner UPVC door and double glazed window to entrance hall.

Entrance



Radiator and doors to bedroom 2 and the lounge.

Lounge 15'10" x 7'6"



Double glazed bay window to front, radiator, feature fireplace and door to the rear hall.

Rear Hall

Doors to dining room, wet room and bedroom 1.

Dining Room 10'5" x 8'10"



Double glazed window to the side, radiator and bricked archway into the kitchen.

Kitchen 8'7" x 8'7"



Wall and base units with counter tops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap, integrated oven, hobs and extractor hood. Space for washing machine and low level fridge. Double glazed window to rear and UPVC door to

Sun Room 8'10" x 7'10"



Currently being used as a study, double glazed windows and UPVC door to rear and a radiator.

Bedroom 1 15'1" x 8'10"



Double glazed window to study, radiator, built in furniture.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'7" x 7'4"



Double glazed window to front and a radiator.

Wet Room



Low level WC, wash hand basin, shower, radiator and a double glazed window.

Outside



Gardens to the front with a generous driveway providing off street parking, attractive multi level south facing rear garden with two sheds and a garage.

Garage 19'0" x 9'3"

Access via up and over door, single glazed window to rear and UPVC door.

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

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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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

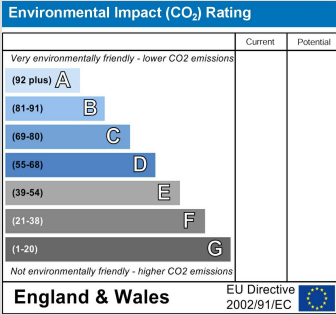
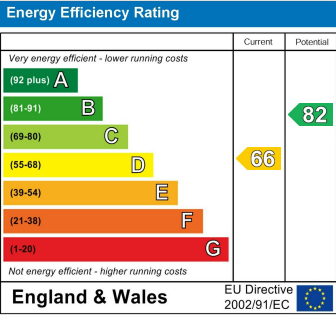
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



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