















This extended semi-detached bungalow, provides an impressive level of accommodation, along with a fabulous, generous garden, situated within this sought-after area of East Herrington. Internally the immaculate accommodation is all on one level and includes a hall, an attractive lounge to the front and a fabulous extension to the rear with a superb open plan kitchen, dining and living area. The kitchen is fitted with an excellent range of units and there are French doors leading out to the rear garden. There are two well-proportioned bedrooms and a contemporary shower room/wc. Benefits of the property include gas central heating to radiators, double glazing, driveway, garage and gardens. The rear garden is exceptional, the extensive garden has been landscaped to include lawned areas, established planted borders, a potting shed and a fabulous summer house. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly recommend, early viewing to appreciate the quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via Composite entrance door.

## Entrance Hall

Access hatch to loft and radiator.

## Lounge 11'4" x 11'6"



Double glazed bay window to front, radiator and electric fireplace.

## Kitchen/Dining and Living Area 9'5" x 9'5" plus 18'5" x 10'0"



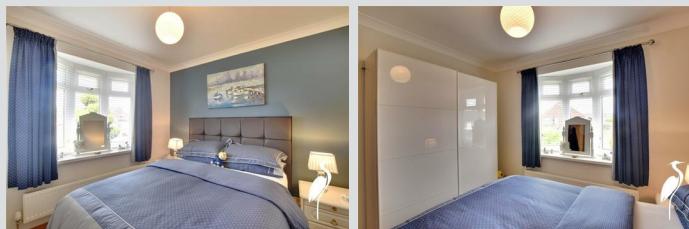
Range of wall and base units with wooden countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, range master cooker hood, fridge and freezer. Cupboard housing combo boiler. Space for washing machine. Double glazed windows to side and rear, double glazed UPVC French doors to rear and 3x radiators.

## Bedroom 1 11'0" x 10'10"



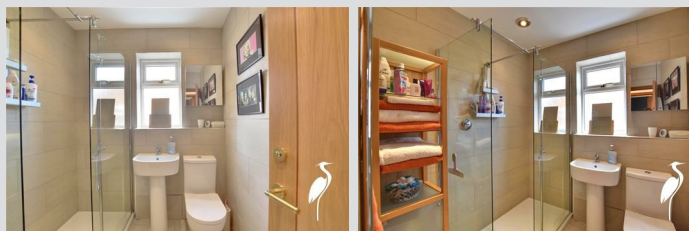
Built in mirror fronted sliding wardrobes, vertical radiator and doors to family area.

## Bedroom 2 10'0" x 9'1"



Double glazed bay window to front and radiator.

## Shower Room



Low level WC, washbasin and walk in shower, chrome heated towel rail and double glazed window.

## Outside



Garden to the front with driveway providing off street parking leading to garage. The rear garden is exceptional, the extensive garden has been landscaped to include lawned areas, established planted borders, a potting shed and a fabulous summer house.

## Summerhouse



Built in wall and base units with countertops over. Space for mini fridge and fridge freezer. Double glazed windows and doors opening into garden.

## Garage 16'4" x 9'10"

UPVC door to rear garden.

## 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

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



# MAIN ROOMS AND DIMENSIONS

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

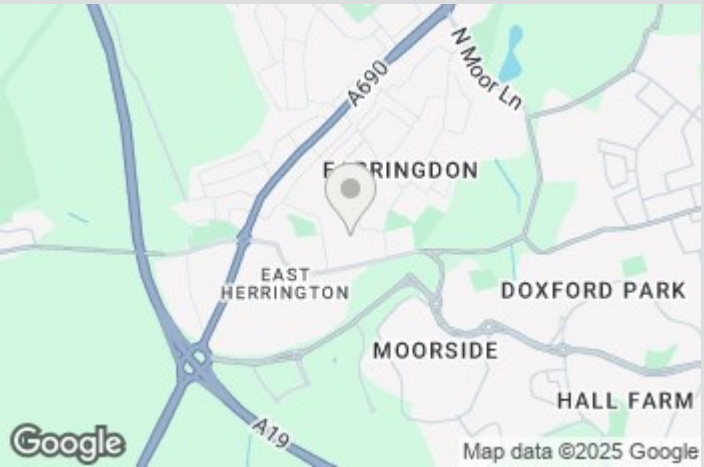
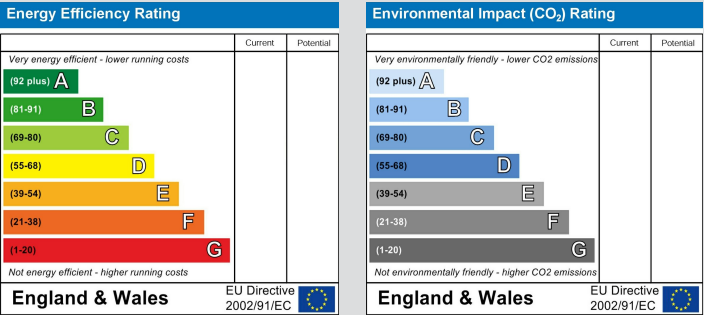
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## 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

