









An recently refurbished and extended four bedroom detached bungalow offering ready to move into accommodation is indeed a rare introduction to the market and is ideal for those which require a detached residence.

Internal accommodation comprises entrance vestibule, reception hall, lounge/bedroom 4, living room with open plan arrangement with dining kitchen, three further bedrooms and a bathroom with features of note including gas central heating, UPVC double glazing and a huge loft space which would be perfect for those wishing to extend (subject to the appropriate planning approvals). Externally there are delightful lawned gardens to the front, side and rear and the gardens to the side and rear enjoy a sunny situation whilst a long hard standing area offers off street parking for at least three cars which is accompanied by a larger than aver garage.

Nestled within the well established St Gabriels district of the City set midway between the City Centre and A19, the property is well placed for good schools, Barnes park and Sunderland Royal Hospital and is available with no upward chain. Immediate internal inspection is essential in order to appreciate the many fine qualities this superb home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door.

Entrance Lobby

Tiled floor, oak effect door to hallway.

Reception Hall



Double radiator and access point to huge loft space via folding timber ladder.

Bedroom 1 (front) 11'10" x 11'9"



UPVC double glazed windows to front, single radiator and built in cupboards with hanging rails.

Bedroom 2 (rear) 9'7" x 11'11"



UPVC double glazed window to rear, single radiator and built in cupboard with hanging rails.

Bedroom 3 (side) 7'5" x 11'11"



UPVC double glazed window to side, single radiator and built in cupboard with hanging rails.

Bedroom 4/Lounge 13'5" x 15'3"



Maximum dimensions into alcoves and bay to front with UPVC double glazed windows and second UPVC double glazed window to side.

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MAIN ROOMS AND DIMENSIONS

Living Kitchen



This is a wonderful space perfect for entertaining and families

Living Room 12'11" x 15'7"



Maximum dimensions into bay to side with UPVC double

glazed windows, single radiator, double radiator and wall preparation for flat screen TV. Open plan to dining kitchen.

Dining Kitchen 12'7" x 14'5"



Selection of base and eye level units with Quartz working surfaces and upstands incorporating a 1 1/2 bowl stainless steel inset sink unit with pedestal mixer tap, integrated appliances include a five burner gas hob to the island, microwave oven, fan assisted oven, fridge freezer, whilst space and plumbing is also provided for an automatic washing machine, vaulted ceiling with LED downlights, timber effect tiled floors, large double glazed radiator, floor to ceiling UPVC windows to rear with French doors leading out into sun drenched landscaped gardens and second UPVC double glazed window to side.

Bathroom



Low level WC, pedestal washbasin, double ended bath with wall mounted mixer taps, corner shower cubicle - white suite with decorative tiled floor and walls, UPVC double glazed window to rear and heated towel rail.

Outside



Attractive gardens to the front, side and rear with manicured lawns, large patio seating area accessed directly from the kitchen. Long hard standing area to the side offers off street parking for a minimum of three cars which leads to larger than average detached garage with remote control electric roller shutter door.

Garage 20'0" x 11'0"

Composite double glazed door to rear.

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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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

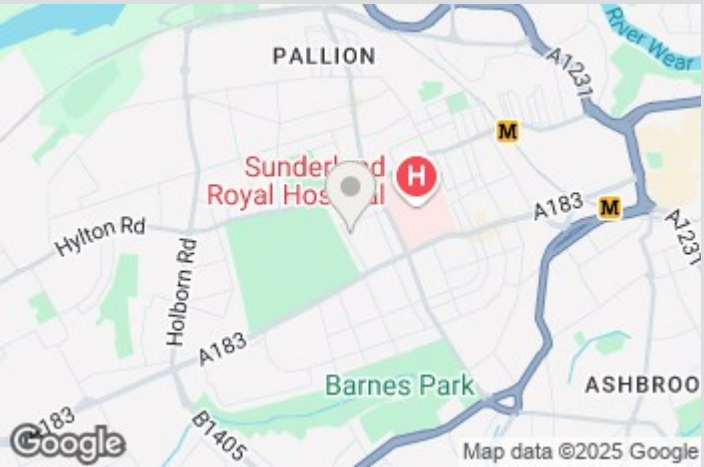
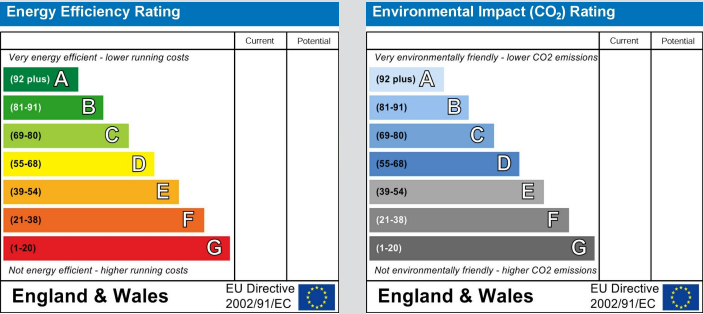
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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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Approximate Floor Area
(101.06 sq.m)

32 Priory Grove