









VIRTUAL VIEWING AVAILABLE!! The subject of considerable capital expenditure, this outstanding double fronted two bedroom and two reception room bungalow with gorgeous gardens to the rear offers the ideal opportunity for those who require a "Turnkey" stair free living space! Finished to the highest of standards, the property is decorated to an excellent standard throughout and is available with no upward chain. With a wonderful kitchen and superb bathroom, the property benefits from gas central heating, UPVC double glazing and additional landscaped gardens to the front. Set midway between the City centre and the A19, the property is within easy reach of all local amenities and should prove to be very popular indeed. Immediate inspection is essential!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Double glazed Composite door to

Entrance Porch

Wood effect laminate flooring, part glazed door to

Reception Hall

LED downlights to ceiling, three large built in cupboards with hanging rails and fitted shelving, single radiator, wood effect laminate flooring.

Living Room 12'7" x 13'8"

UPVC double glazed windows to front and side elevations, single radiator, coved cornicing to ceiling, contemporary design electric fire with timber surround, marble insert and hearth, coved cornicing to ceiling.

Kitchen 8'7" x 14'7"

Extensive range of modern base and eye level units with working surfaces incorporating 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, gas hob with overhead extractor hood, eye level electric oven, space and plumbing for automatic washing machine, tiled splashbacks, UPVC double glazed window to rear, coved cornicing to ceiling, tiled flooring, UPVC double glazed door leading out into

Sun Lounge 11'10" x 8'5"

UPVC double glazed windows and door overlooking beautifully presented rear gardens, tiled flooring.

Bedroom 1 (rear) 9'4" x 12'5"

Into fitted wardrobes with mirror fronted doors, coved cornicing to ceiling, single radiator, UPVC double glazed window to rear elevation.

Bedroom 2 (front) 8'5" x 8'9"

UPVC double glazed window to front elevation, single radiator, coved cornicing to ceiling.

Shower Room

Contemporary Low level WC, washbasin vanity unit with

drawers, walk in shower enclosure - attractive white suite, tiled walls and floor, heated towel rail and UPVC double glazed window.

Outside

Laid to lawn gardens to the front offer quiet pedestrianised walkway with on street parking facilities. Beautiful enclosed gardens to the rear with attractive decked seating area with a single gate providing access to a shared walkway to the rear for the residents of the two neighbouring bungalows for wheelie bin access etc. Cold water supply.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy

themselves in this respect.

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.

Important Notice Part 2

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.

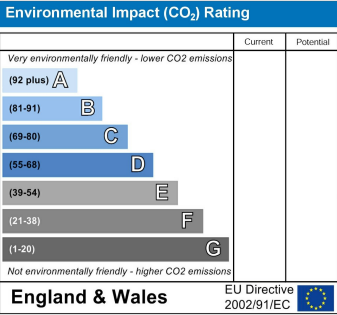
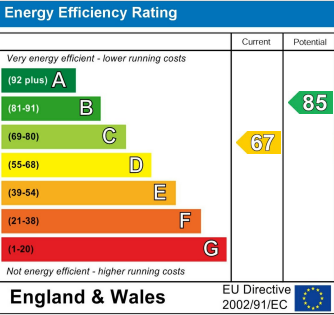
Opening Times

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

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MAIN ROOMS AND DIMENSIONS



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