









A charming and deceptively spacious four bedroom detached bungalow enjoying magnificent, mature gardens within this highly sought area of Middle Herrington. Internally the generous accommodation benefits from level access throughout and includes a hall, a superb lounge overlooking the garden, a dining room that opens through to a breakfasting kitchen and there is a utility. There is a bathroom/wc, incorporating a shower cubicle, master bedroom with en-suite shower room/wc and three further bedrooms. The property sits within beautiful, mature gardens with lawned areas and well stocked, established planting. A block-paved driveway, set behind a gated entrance provides off street parking and access to the double garage with remote control door. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. Walking distance to the wonderful Herrington Country Park and nearby fields perfect for those who love the outdoors and ideal for dog walkers. With no upper chain involved, we highly recommend arranging a viewing to appreciate this attractive bungalow and its wonderful gardens.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via timber part single glazed entrance door to

Hallway



There are two radiators, coving, a delft rack and a built in cupboard.

Lounge 14'8" into bay x 12'11"



With a bay with timber framed double glazed sealed unit window overlooking the garden, a further window, a radiator, feature fireplace with a gas fire and there is built in cupboards and shelving into the alcoves.

Dining Room 17'4" into bay x 12'11"



A bay with timber framed double glazed sealed unit window overlooking the garden, a further window, a radiator and the room opens out into the breakfasting kitchen.

Breakfasting Kitchen 14'2" x 8'4"



With wall and base units with work surface over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven, hob and a dish washer, there is a pantry, timber framed double glazed sealed unit window, there is a radiator and doors to both the utility and hall.

Utility 8'10" x 5'8"



Space has been provided for the inclusion of a fridge freezer, a washing machine and a tumble drier, there is a timber framed sealed unit window and a door leading to outside.

Bedroom 1 11'8" not inc robes x 10'5"



With a timber framed double glazed sealed unit window, radiator, built in wardrobes and a door to the en suite and there are double doors connecting through to bedroom four.

Bedroom 1

Visit 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

En Suite Wet Room



With a low level WC, wash hand basin and wet area with mains fed shower, there are tiled walls and floor, radiator and a timber framed double glazed sealed unit window.

Bedroom 2 9'3" x 11'10" max inc fitted robes



With a timber framed double glazed sealed unit window, a radiator and fitted wardrobes.

Bedroom 3 9'4" x 7'9" narrowing to 4'10"



Timber framed double glazed sealed unit window and a radiator.

Bedroom 4 9'8" x 8'3" not inc robes



Bedroom four has most recently been utilised as a dressing room to the master bedroom and has double connecting doors, there is a timber framed double glazed sealed unit window, radiator and fitted sliding door wardrobes.

Bathroom



With a low level WC, pedestal wash hand basin, bath and step in shower cubicle with mains fed shower, there is a sky light window, part tiled walls and a radiator.

Outside



There is a block paved driveway accessed via gated entrance providing off street parking and access to the garage, the property sits within beautiful mature gardens with lawned areas, hedging and an extensive range of established planting.

MAIN ROOMS AND DIMENSIONS

Garage 19'8" long x 15'11" wide



An attached double garage with a remote control roller shutter access door.

Directions to Property

When entering Bridle Path from Durham Road follow the road up and as it bears left into Summerhill, the property can be found on the right hand side.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band E.

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.

Fawcett Street Viewings

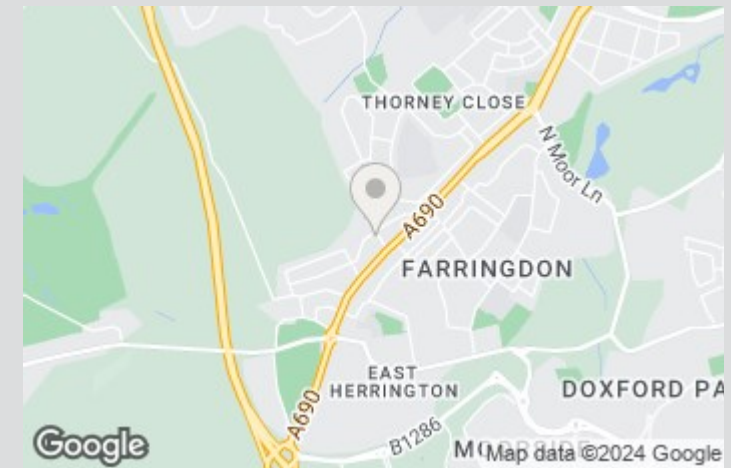
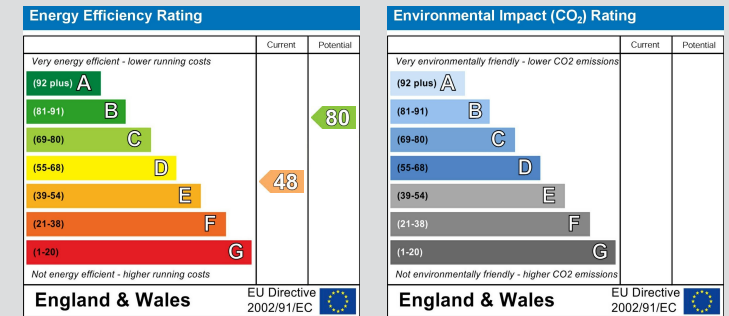
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

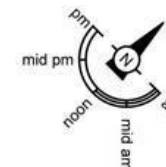


Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate Floor Area
(127.11 sq.m)



7 Bridle Path