









A spacious semi-detached bungalow, enjoying a delightful open aspect to the front over a green, situated within this highly sought-after area of High Barnes. Internally the accommodation is all on one level and includes an entrance porch, hall, generous lounge, a breakfasting kitchen, sun room, two excellent bedrooms, bathroom and a separate wc. Externally there is a garden to the front with a driveway, a single garage with remote control roller shutter access door, a useful covered store area and a wonderful garden to the rear laid mainly to lawn. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. With no upper chain involved, we highly recommend viewing to appreciate this superb bungalow!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a Composite entrance door to

Entrance Porch

There is a double glazed window and an inner door leading through to the hall.

Hallway



A spacious hall with a radiator and doors leading off to the lounge, kitchen, two bedrooms, bathroom and sperate WC.

Lounge 21'1" x 12'8" into alcove



This generously proportioned room has a double glazed window to the front and a radiator.

Kitchen 15'7" x 8'8"



With wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include an oven and hob. Space has been provided for the inclusion of a fridge freezer and a washing machine. There is a door to the garage and double glazed window to the front.

Bedroom 1 13'10" x 12'11" max measure inc fitted robe



Double glazed window to the rear, radiator and fitted sliding door wardrobes.

Bedroom 2 10'4" x 11'9" max measure inc fitted robe



Sliding style door leading through to the sun room, there is a radiator and fitted wardrobes.

Sun Room 8'10" x 5'10"



With a double glazed French door leading out onto the rear steps, there are double glazed windows overlooking the garden.

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MAIN ROOMS AND DIMENSIONS

Bathroom



With a pedestal wash hand basin and a panel bath with mains fed shower over, there is a tiled floor, radiator, and a double glazed window.

Separate WC

With a low level WC, tiled walls and floor, towel radiator and double glazed window.

Outside



To the front is a garden with a driveway providing off street parking and access to the garage, whilst to the rear there is an attractive garden laid mainly to lawn.

Garage 19'3" x 7'11"

An attached garage with a remote control roller shutter access door, there are doors to the kitchen and to a cupboard area providing a useful storage space that also has a double glazed door to the rear garden

Tenure Freehold

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

Important Notice

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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 £210.00 by Movewithus 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Vary energy efficient - lower running costs		Vary environmentally friendly - lower CO ₂ emissions	
(92 plus) A		85	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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