









Occupying a highly convenient position within this popular and well-established residential area, nestled in the heart of St. Gabriels Estate, this beautifully presented two bedroom semi-detached bungalow offers an excellent opportunity for those seeking comfortable, stair-free living.

Ideally suited to those looking to downsize or simply enjoy the practicality of single-level accommodation, the property enjoys a superb location midway between Sunderland City Centre and the A19, with an excellent range of local amenities, shopping facilities and the delightful Barnes Park all within easy walking distance.

Internally, the well-appointed accommodation includes a welcoming reception hall, an attractive lounge, a spacious fitted dining kitchen, two generously proportioned double bedrooms, a study and a modern bathroom. Benefiting from gas central heating and UPVC double glazing, the bungalow also enjoys attractive mature gardens to the front and rear, together with a driveway providing off-street parking for 2 cars and a larger than average brick-built garage. Combining the appeal of bungalow living with a wonderfully central location and excellent access to everyday amenities, this lovely home is sure to impress those seeking a more manageable lifestyle without compromising on space or convenience.

Immediate internal inspection is highly recommended!

MAIN ROOMS AND DIMENSIONS

All on One Floor

Access via UPVC entrance door into

Entrance Porch



Double glazed window to the side elevation and inner wooden glass panelled door to

Reception Hall



Double glazed window to the side elevation, radiator and storage cupboard. Doors to

Lounge



Double glazed bay window to the front and a double radiator.

Dining Kitchen



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Double oven with 8 burner gas hobs and extractor hood. Space for an American style fridge freezer. Double radiator and double glazed UPVC French patio doors to rear.

Bedroom 1



Double glazed bay window to the front and a double radiator.

Bedroom 2



Double glazed window to the rear elevation and a radiator.

Bedroom 3/Study



Double glazed window, radiator and a storage cupboard. Wall mounted Combi boiler.

Bathroom



Spacious suite featuring a freestanding bath, step in rainfall shower, low level wc and hand wash basin set into vanity unit. Double radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Attractive, low maintenance garden to rear with lawned and paved areas benefitting from a wooden gate to access driveway. Convenient front garden with lawned and block paved areas benefitting from a gated driveway.

Garage

Access via wooden sliding door. Providing additional storage space.

Council TaxBand

The Council Tax is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1937 and the Ground Rent is £4.20pa

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice

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. 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.

Viewings Fst

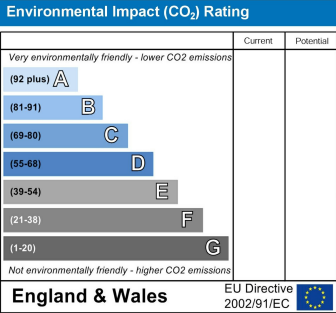
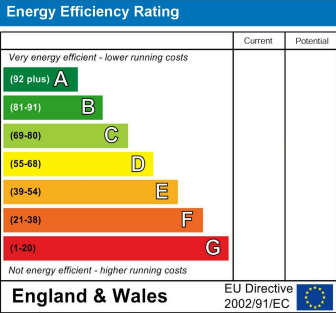
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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