









Rare to the Market! A delightful two bedroom semi-detached bungalow, occupying an attractive cul-de-sac position within this popular location. Internally the well presented accommodation is all on one level and comprises an entrance hall, lounge, a breakfasting kitchen, two bedrooms and a wet room/WC. Externally there is a generous paved area to the front and side, accessed via double gates, providing extensive off street parking. To the rear there is a low maintenance paved courtyard with gated access. Benefits of the property include gas central heating to radiators and double glazed windows. This location is ideally placed for a range of amenities, close to shops and schools, as well as offering excellent transport links to Sunderland City Centre and wider road networks. Bungalows are rarely available in the area, therefore we highly recommend early viewing!

# MAIN ROOMS AND DIMENSIONS

## All On Ground Floor

Access via composite entrance door with inner wooden door to

## Reception Hall

Radiator, access point to half boarded loft, 2x storage cupboards

## Lounge 13'8" x 13'3"



Double glazed UPVC French patio doors to rear, double glazed window to the side, radiator and an electric fire.

## Breakfasting Kitchen 8'11" x 9'9"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer. Space has been provided for a cooker and fridge freezer. There are two double glazed windows and a radiator.

## Bedroom 1 9'9" x 13'4"



Double glazed window to front elevation, radiator and a built in wardrobe with sliding doors.

## Bedroom 2 7'11" x 9'8"



Double glazed window to front elevation, radiator and built in storage cupboard

## Wetroom



Low level wc, wash hand basin and a wet area with shower. There is a radiator and double glazed window.

## Outside



A generous paved area to the front and side, accessed via double gates, providing extensive off street parking. To the rear there is a low maintenance paved courtyard with gated access.

## Tenure FH

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

## Council TaxBand

The Council Tax is Band A

## Important Notice

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# MAIN ROOMS AND DIMENSIONS

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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 £300.00 by Movewithus Ltd.

## Viewings Srd

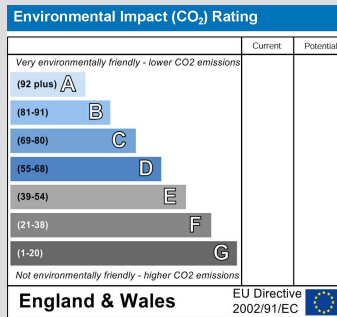
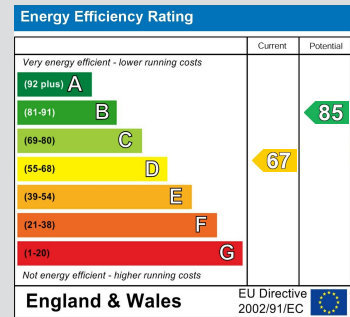
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## Opening Times

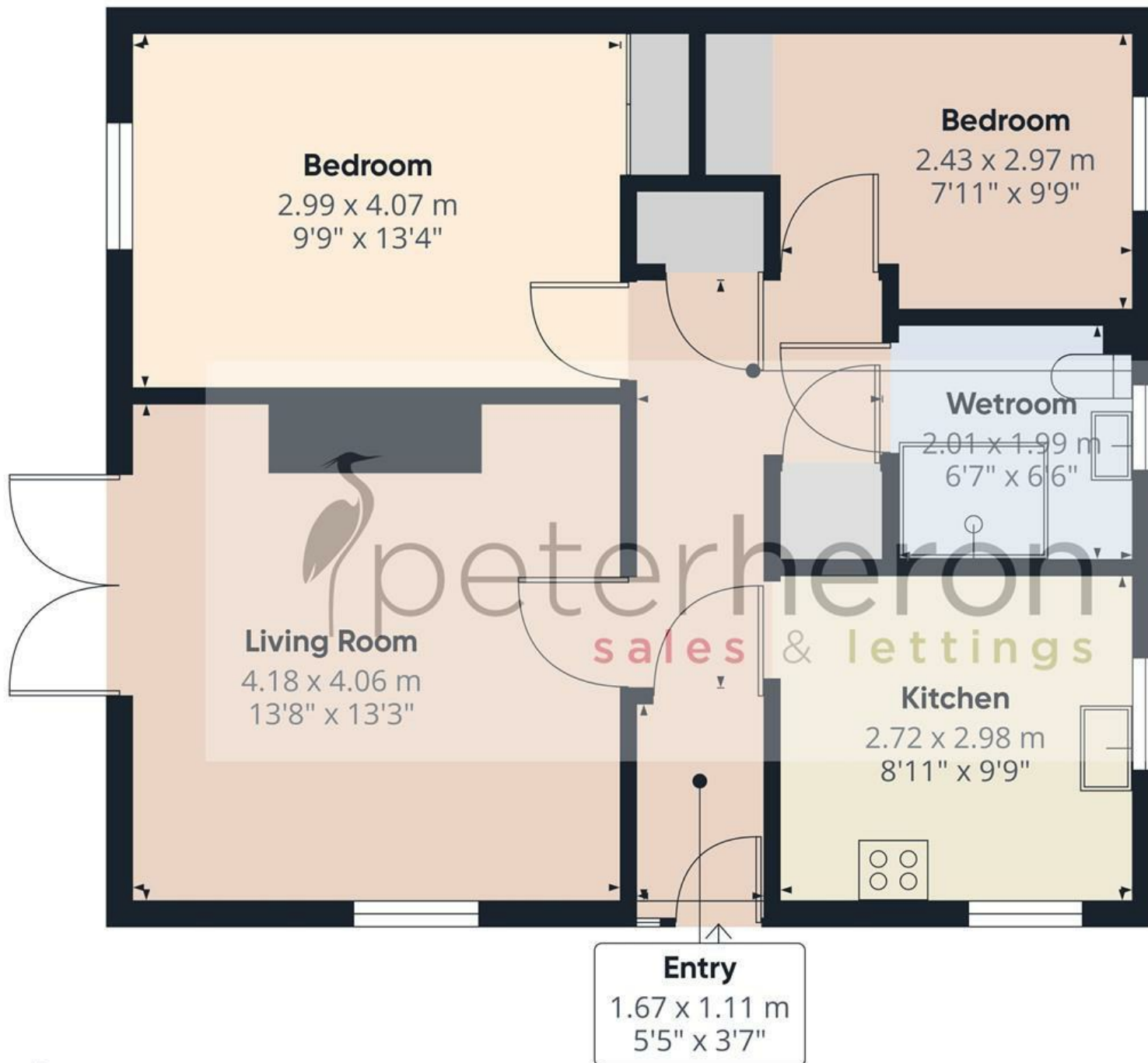
Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 12noon

## Ombudsman

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Approximate total area<sup>(1)</sup>

57.3 m<sup>2</sup>  
618 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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