









This attractive semi-detached bungalow provides spacious accommodation, along with a generous rear garden. Internally the accommodation on the ground floor is accessed via an entrance lobby, connecting through to a hall. There is a lounge that opens through to a dining room with wood burning stove, a breakfasting kitchen, sun room and a utility. Completing the ground floor is a double bedroom, a modern bathroom/wc, featuring a sauna and a snug area with staircase leading to the first floor. On the first floor there is landing that would be ideal for use as a study area and there is a bedroom. Externally to the front there is a block-paved driveway offering ample off street parking, a single garage with a useful store connected to the rear and to the rear of the property an extensive garden, laid mainly to lawn with a patio and established borders. This convenient location is close to a range of local amenities, shops and schools and provides excellent transport connections to the A19, Doxford International Business Park, Nissan and to Sunderland City Centre. With no upper chain involved, viewing is highly recommended to appreciate the space, flexibility and potential of the accommodation on offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to the entrance lobby.

## Entrance Lobby

Inner door leading to the hall.

## Hallway



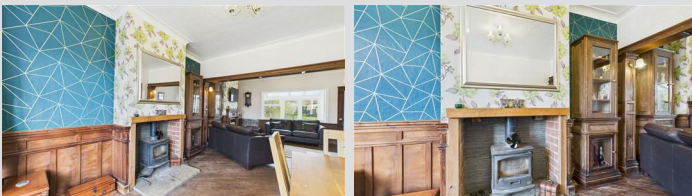
Radiator and a delft rack.

## Lounge 15'5" x 12'7"



Spacious room with a double glazed window looking into the sun room, feature fireplace, wood flooring, part panelled walls, doors to the kitchen. The room opens through into the dining room.

## Dining Room 15'7" into bay x 11'2" into alcove



Double glazed bay window to the front, radiator, wood burning stove, part panelled walls and wood flooring.

## Breakfasting Kitchen 11'0" x 14'6"



Fitted wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, space has been provided for the inclusion of a range style cooker, integrated appliances include a fridge and a dishwasher. Ladder style radiator, door to utility, the room opens through into the sun room.

## Sun Room 11'5" x 6'0"



Double glazed door providing access out onto the rear garden, double glazed windows and a radiator.

## Utility 7'11" extending to 11'5" x 10'7"



Fitted base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, space has been provided for the inclusion of a fridge freezer and a washing machine, double glazed window to the rear, double glazed door to the rear and a built in cupboard housing the boiler. There is a door providing access out to the side access.

## Bathroom



Superb contemporary suite with low level WC with concealed cistern, wash hand basin set into vanity unit and a panelled bath with shower attachment, chrome ladder style radiator, tiled floor and a double glazed window. The room also features a sauna.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 14'3" into bay x 11'4"



Double glazed bay window to the front and there are two radiators.

## Snug 8'10" x 8'6" not inc staircase area



Versatile space with a double glazed window to the side, radiator and a staircase leading up to the first floor.

## First Floor Level

### Landing/Study Area



Spacious area providing a flexible space ideal as a study

area, there is a Velux window, built in cupboard and a door to bedroom two.

## Bedroom 2 9'5" x 7'2" approx measure due to sloping ceiling



Double glazed window and a built in cupboard.

## Outside



To the front of the property there is a generous block paved driveway providing off street parking, gated access between the bungalow and the garage leads onto a walkway providing access to both the store located to the rear of the garage and a door to the utility of the bungalow. There is a single garage with an up and over access door, and located to the rear of the garage is a useful store. To the rear of the property there is an extensive garden laid mainly to lawn with a patio area and established borders.

## 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 C.

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# MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Viewings Fst

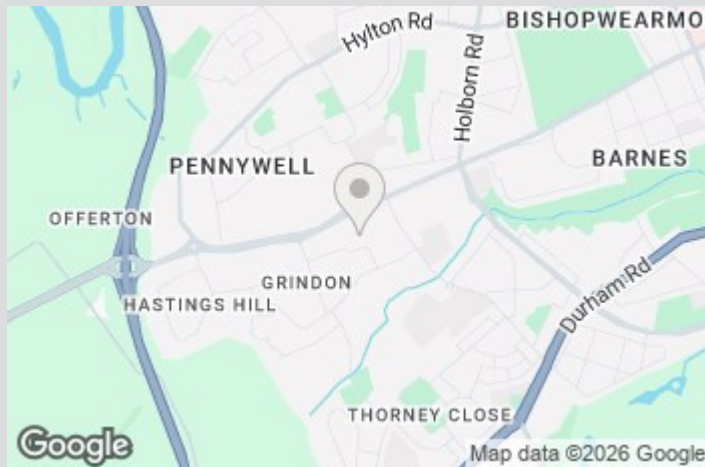
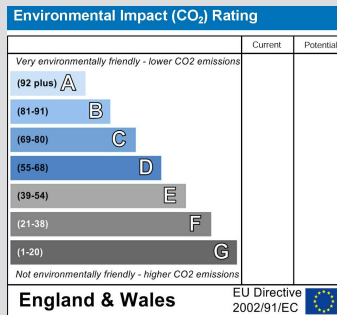
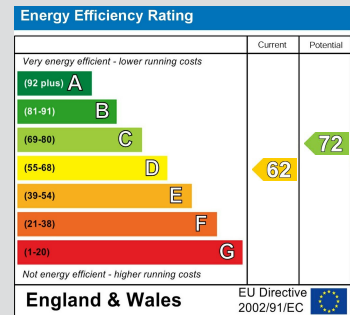
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

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

## Ombudsman

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Floor 0 Building 1

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

129.2 m<sup>2</sup>

Reduced headroom

6.6 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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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