


**Broadmeadows**, East Herrington, Sunderland

£240,000











Occupying a pleasant position within the ever-popular Broadmeadows development of East Herrington, this attractive double-fronted, three bedroom semi-detached bungalow offers an exciting opportunity for those seeking a home they can update and personalise to their own tastes and requirements.

Boasting generously proportioned accommodation with three reception rooms, the property comprises a welcoming reception hall, lounge sharing a open plan arrangement with a dining room, conservatory, kitchen, three well-proportioned bedrooms and a shower room/WC.

Externally, the bungalow enjoys gardens to the front, side and rear, together with a driveway providing off-street parking and access to an attached garage.

Perfectly placed within this highly regarded residential neighbourhood, the property is within walking distance of local amenities and the beautiful Middle & East Herrington Park, whilst excellent transport connections provide convenient access to Sunderland City Centre, Durham, Newcastle and the wider North East region, including Newcastle International Airport and mainline railway stations at Durham and Newcastle.

Available with immediate vacant possession and no upward chain, this much-loved style of bungalow presents a wonderful opportunity for purchasers looking to create their ideal home in one of East Herrington's most sought-after residential developments.

Early internal inspection is highly recommended to appreciate the space, potential and superb location this delightful bungalow has to offer!

# MAIN ROOMS AND DIMENSIONS

**All On Ground Floor**
Access via UPVC entrance door into

**Entrance Hall**
Radiator, storage cupboard and doors to

**Lounge**




Double glazed bay window to front, radiator and fireplace.

**Open Plan Living & Dining Area**




**Living Area**
Double glazed bay window to the front and a feature fireplace. Open plan into the dining area.

**Dining Area**
Radiator, double glazed window and door to the kitchen.

**Kitchen**




Wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven and gas hob. Space for a fridge freezer and a washing machine. Radiator, double glazed window to the rear and a door to the conservatory.

**Conservatory**
Double glazed windows, UPVC French patio doors to the rear and a radiator.

**Bedroom 1**




Double glazed window to the conservatory and a radiator.

**Bedroom 2**




Double glazed bay window to the front and a radiator.

**Bathroom**




Bath with shower over, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail and 2x double glazed windows.

**Outside**
Good sized front and rear gardens laid mainly to lawn. The rear befitting from a shed, greenhouse and wooden gate to access the front. Large block paved driveway.

**Garage**




Providing additional storage space.

**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 D.

**Important Notice**
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

# MAIN ROOMS AND DIMENSIONS

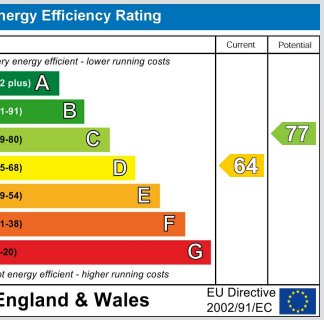
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, 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.

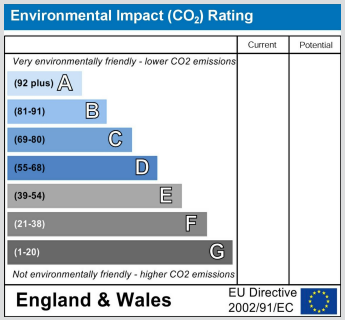
**Viewings Fst**
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

**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.









peterheron
sales & lettings

**Approximate total area**(1)

104.3 m²

1122 ft²

(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.

GIRAFFE360