









A superb three bedroom (or two bedroom / two reception room), detached bungalow, occupying an excellent position within this ever popular area. Internally the spacious and attractive accommodation is all on one level and includes an entrance porch, hall, generous lounge, fitted kitchen, three bedrooms (one currently utilised as a dining room) and a modern shower room/wc. Externally there is long block-paved driveway, a single garage with remote control roller shutter access door and a pleasant gardens to the front and rear. Situated within this convenient location, the bungalow is ideally placed for access to a range of local amenities as well as providing excellent links to Doxford International Business Park, Sunderland City Centre and major road connections. With no upper chain involved, viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a double glazed entrance door to

Entrance Porch

There are double glazed windows and an inner door to the hall.

Hallway



With a radiator and built in cupboard, doors lead off to the lounge, kitchen, bedrooms and to the shower room.

Lounge 16'7" x 11'8"



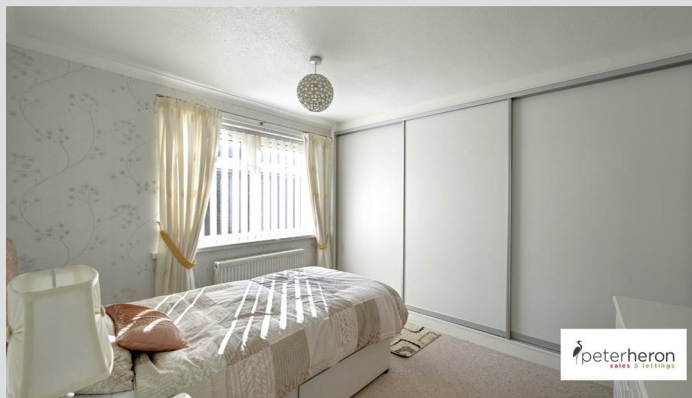
This spacious room has a double glazed bow window to the front, a further double glazed window to the side, two radiators and a feature fireplace.

Kitchen 12'0" x 11'7"



With fitted wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven, hob and dishwasher. Space has been provided for the inclusion of a fridge freezer and a washing machine, there is a double glazed door to the side of the property and a double glazed window.

Bedroom 1 11'0" x 9'3" not inc robes



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

Bedroom 2 12'5" max measure inc robes x 8'5"



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

Bedroom 3/Dining Room 10'7" x 8'11"



This versatile room is currently being utilised as a dining room but would also be ideal as a third bedroom, it has a double glazed French door to the rear garden and a radiator.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Shower Room



With a low level WC, wash hand basin and step in shower cubicle with mains fed shower, there is a radiator and a double glazed window.

Outside



There is a garden to the front with a long block paved driveway providing off street parking and to the rear is a low maintenance garden with gravelled and decked areas, there is also a garage, with a remote control roller shutter access door and the garage also has benefits of power points.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band D.

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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

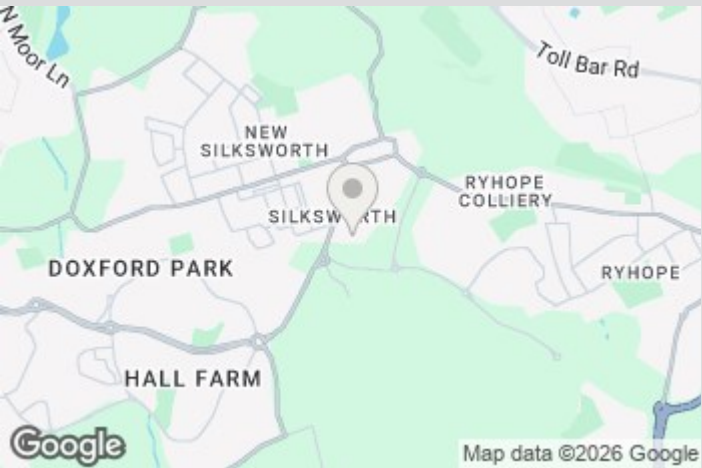
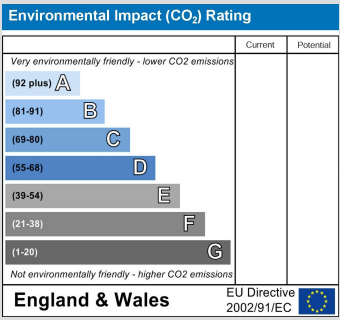
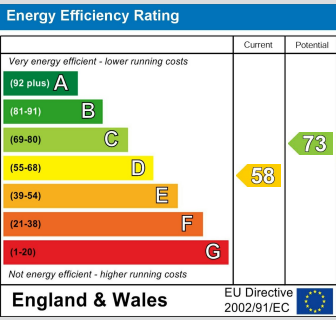
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate Floor Area
(80.30 sq.m)

14 Goathland Drive

