**Oakfield Close**, East Herrington, Sunderland

Offers over £160,000

A delightful two bedroom bungalow, enjoying a pleasant position on this pedestrianised street within the sought after area of East Herrington. Internally the accommodation is all on one level and briefly comprises of a hall, attractive lounge, a fitted kitchen, two double bedrooms and a shower room/wc. Benefits of the property include gas central heating to radiators, double glazing, a garage in nearby block and gardens to the front and rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upper chain involved, early viewing is essential!

# MAIN ROOMS AND DIMENSIONS

**All on Ground Floor**
Access via double glazed entrance door.

**Entrance Hall**

Radiator and 2x built in cupboard - one housing the central heating boiler.

**Lounge**

Double glazed bow window to front, radiator and fitted fire.

**Kitchen**

Wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and hob, space for fridge freezer, washing machine and tumble dryer, double glazed window to rear and double glazed door to rear, and radiator.

**Bedroom 1**

Double glazed bow window to front and radiator.

**Bedroom 2**

Double glazed window to rear, radiator and built in cupboard.

**Shower Room**

Low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with electric shower, tiled walls and floor, radiator and double glazed window.

**Outside**

To the front of the property there is a lawned garden and a low maintenance garden to the rear which is mainly paved with gated access to rear pathway. Single garage with up and over door, located in a nearby block.

**Council Tax Band**
The Council Tax Band is Band

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

**Important Notice - Particulars**
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

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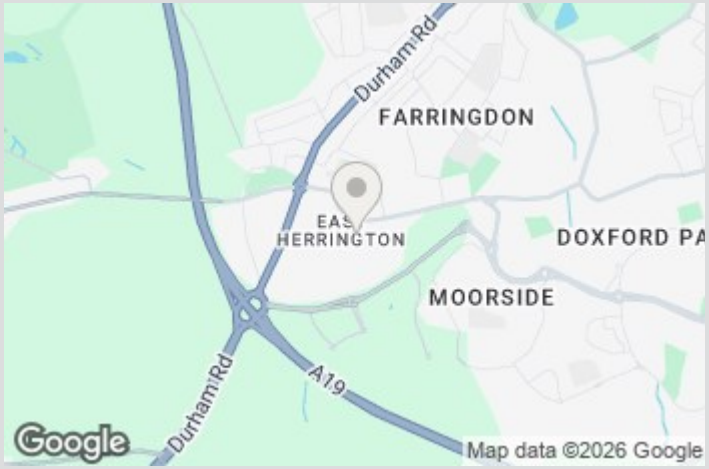
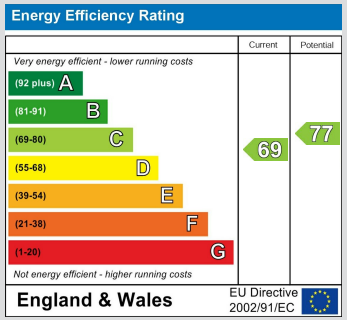
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

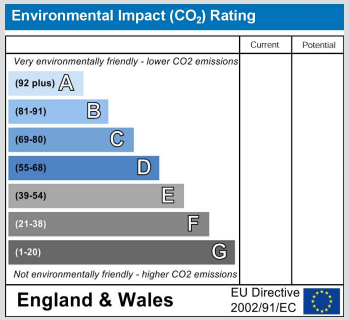


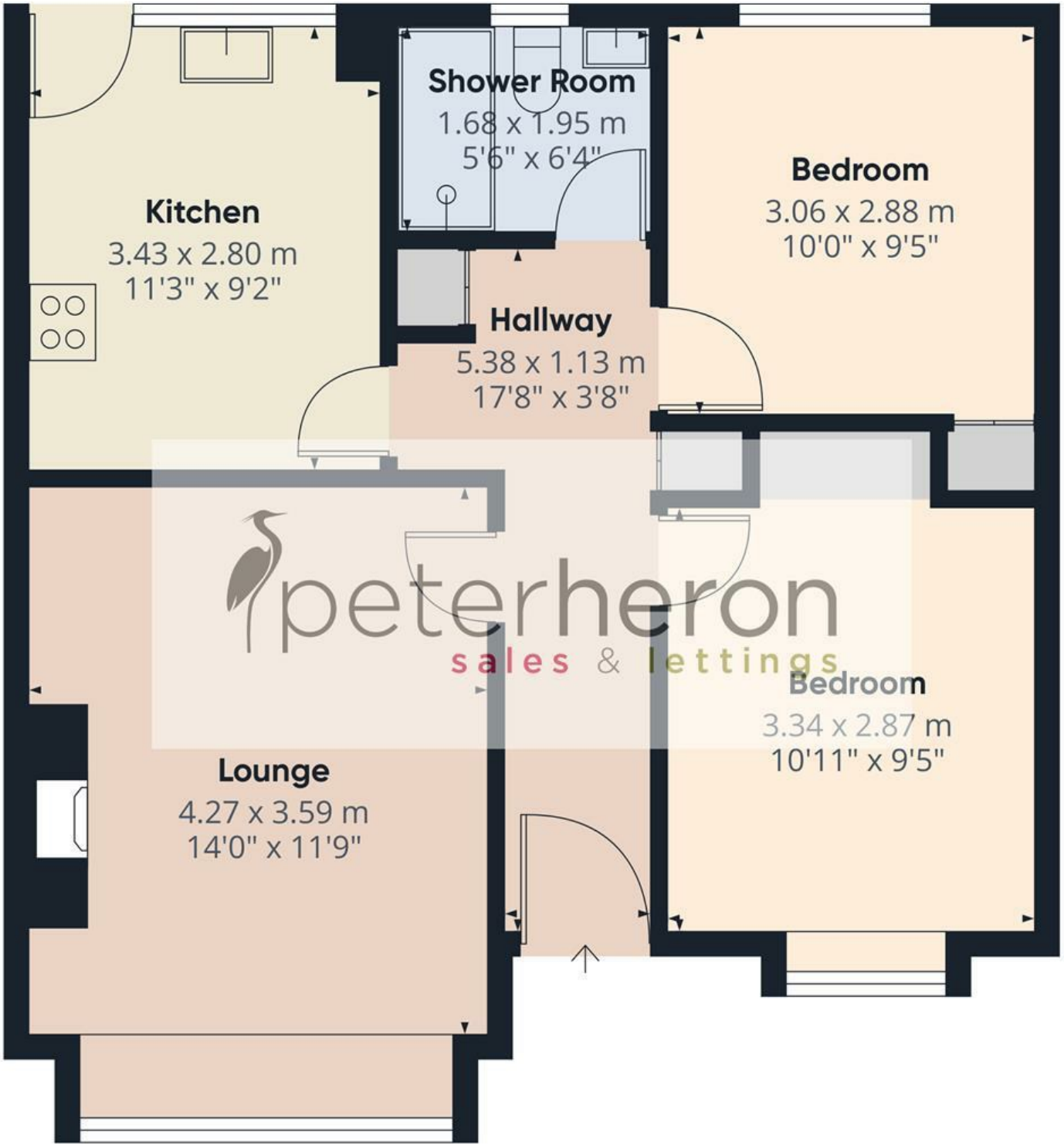

**Fawcett Street Viewings**
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

**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.






Ground Floor

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**Approximate total area**(1)

57.9 m²

623 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.

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