









This beautifully presented semi detached bungalow is tucked away at the head of this cul-de-sac within this popular location. Internally the property is arranged over one level and comprises, entrance hall, lounge, kitchen, conservatory overlooking the rear gardens, two bedrooms and a modern shower room/wc. Features of note include solar panels, gas central heating, double glazing and there are low maintenance gardens, driveway and garage. Ideally located for access to local amenities, shops and schools as well as offering excellent transport connections with links to Sunderland City Centre and major road networks including the A19. No upward chain, viewing unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Hall

Radiator, storage cupboard and access point to loft.

Lounge 10'10" x 13'7"



Double glazed bay window to front, double radiator and gas fire.

Kitchen 11'8" x 8'9"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for a low level fridge and washing machine. Double radiator. Double glazed window and door to conservatory.

Conservatory 13'4" x 10'11"



Double glazed windows, UPVC French patio doors to rear and a roof light.

Bedroom 1 11'6" x 11'7"



Double glazed window to rear, radiator, fitted wardrobes and drawers.

Bedroom 2 6'0" x 11'5"



Double glazed window to front, radiator, fitted wardrobes and drawers.

Shower Room



Walk in dual head waterfall shower, vanity unit comprising low level wc and wash basin, column radiator and double glazed window to side.

Outside



Gravelled garden to the front with driveway providing off street parking leading to attached garage, whilst to the rear a low maintenance paved garden.

Garage 8'8" x 17'5"

Access via up and over door.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

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

Solar Panels

We have been advised by our clients that the solar panels area owned. 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

Visit www.peterheron.co.uk or call **01915103323**

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

MAIN ROOMS AND DIMENSIONS

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.

Fawcett Street Viewings

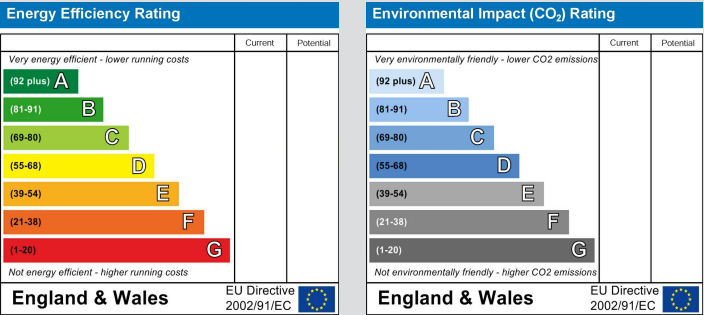
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 01915103323

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



Approximate total area⁽¹⁾

84.9 m²

915 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