

peterhe  
sales & I





## RECENTLY REDUCED!

This delightful three bedroom, semi-detached bungalow, requiring some updating and modernising, enjoys a wonderful open aspect to the rear. Internally the accommodation is all on one level and briefly comprises of an entrance porch, hall and a lounge that connects through to a conservatory providing a pleasant aspect over the garden. There is a fitted kitchen, three bedrooms (one currently utilised as a dining room) and a bathroom/wc. Externally to the front of the property, there is a gated entrance on to a driveway, a single garage with mature hedging and shrubs in the garden. At the rear there is a patio, gravelled area and established borders. This location is ideally placed for access to local amenities and is situated within close proximity to Herrington Country Park, shops and schools (East Herrington Primary School) as well as offering excellent links to major road connections. With no upper chain involved, we highly advise viewing to appreciate the location, aspect and potential of the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via Composite entrance door.

### Reception Hall



Double glazed window to front, 2x radiators, storage cupboard and access point to loft.

### Lounge 15'10" x 11'2"



Feature fireplace, radiator and double glazed sliding door to conservatory.

### Conservatory 9'4" x 8'9"



Double glazed windows and UPVC French doors to rear.

### Bedroom 3 12'5" x 8'11"



Currently being used as a dining room. Double glazed bay window to rear and radiator.

### Kitchen 10'9" x 8'11"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Space for oven, fridge freezer and washing machine. Radiator, double glazed window to rear and UPVC door to rear hall.

### Rear Hall

UPVC doors to rear.

### Bedroom 1 12'9" x 11'3"



Double glazed bay window to front fitted wardrobes and radiator.

### Bedroom 2 13'0" x 9'10"



Double glazed bay window to front and radiator.

### Bathroom



Low level WC, washbasin, bath and shower cubicle, double glazed window and radiator.

### Outside



Attractive Garden to the front with driveway providing off street parking with access to the attached garage, whilst to the rear delightful garden with patio seating area and established planting.

### Garage

Access via up and over door to the front and UPVC door to the rear.

### Views Over Open Aspect



Visit [www.peterheron.co.uk](http://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

## 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.

## 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 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

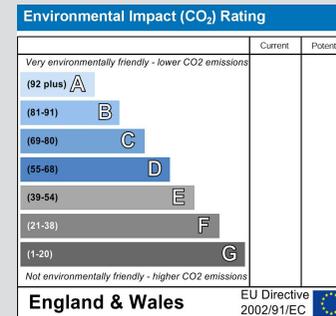
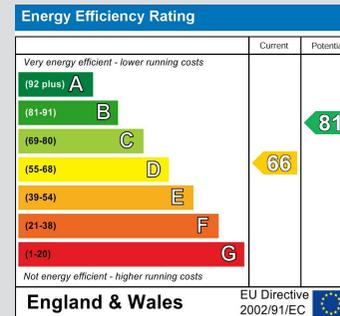
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

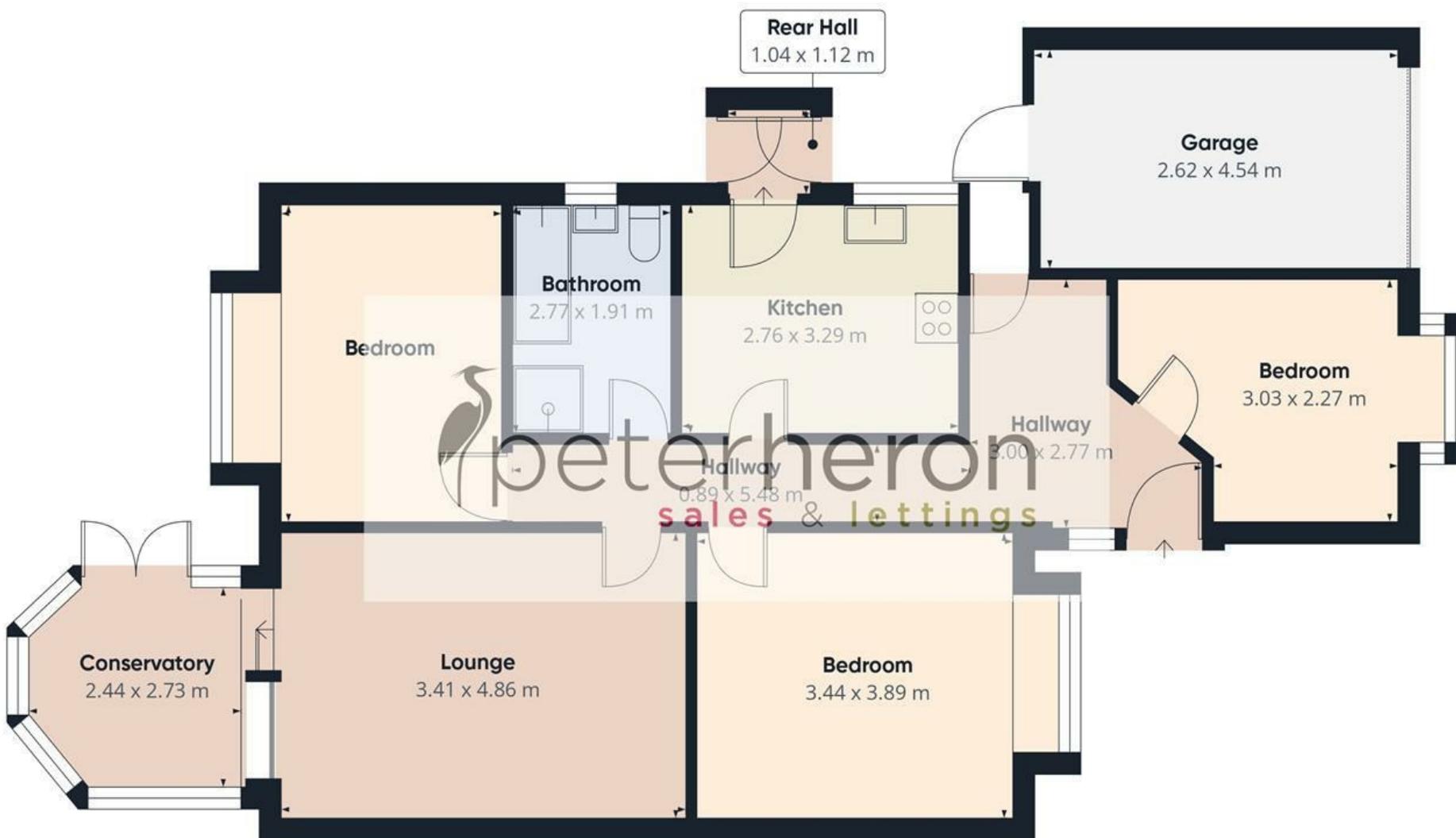
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit [www.peterheron.co.uk](http://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 total area<sup>(1)</sup>  
98.5 m<sup>2</sup>

(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.