

Briardene Close, East Herrington, Sunderland £279,950









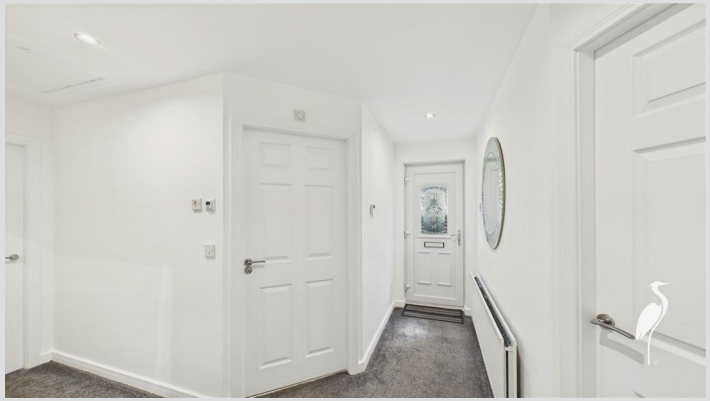


A most impressive detached bungalow, providing a spacious and beautifully presented interior within this highly sought-after area of East Herrington. Internally the immaculate accommodation is all on one level, briefly including a hall, a generous lounge, a delightful conservatory and a superb modern breakfasting kitchen, fitted with an excellent range of units, a selection of integrated appliances and French doors to the garden. There are two well-proportioned bedrooms and a contemporary shower room/wc. Externally there is a lawned garden to the front with a long block-paved driveway, a carport and an attached garage whilst to the rear is a wonderful garden with a lawn, patio area and established borders. The property is ideally located for local amenities, shops and schools as well as providing excellent links to major road connections, including the A19. With no upper chain involved, we highly advise arranging a detailed inspection to fully appreciate this fabulous bungalow.

MAIN ROOMS AND DIMENSIONS

All One One Floor
Access via UPVC entrance door.

Reception Hall



Radiator, access point to loft and storage cupboard.

Lounge 17'3" x 12'6"





UPVC double glazed French patio doors to conservatory, electric fire, double radiator and single radiator.

Conservatory 12'6" x 12'0"





Double glazed windows and UPVC patio doors to rear garden.

Kitchen 16'4" x 10'11"






Range of modern wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated double oven, induction hob, fridge freezer, washing machine and dishwasher. Double glazed window and UPVC double glazed French patio doors to rear. Column radiator.

Bedroom 1 11'10" x 12'7"




Double glazed window to front, radiator and two storage cupboards.

Bedroom 2 9'10" x 8'6"




Double glazed window to front elevation, radiator and two storage cupboards.

Wetroom




Fully tiles featuring a rainfall shower, low level wc and hand wash basin. Column radiator and double glazed window.

Outside










Lawned garden to the front with a long block-paved driveway, a carport and an attached garage whilst to the rear is a wonderful garden with a lawn, patio area and established borders.

Garage
Fitted with wall and base units, double glazed window and UPVC door to garden. Accessed via an electric roller shutter.

Council Tax Band
The Council Tax Band is Band D.

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
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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

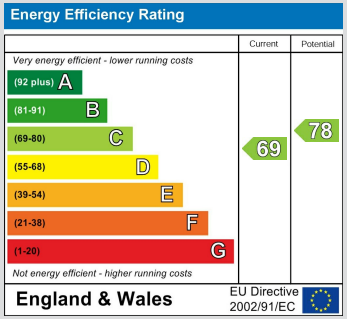
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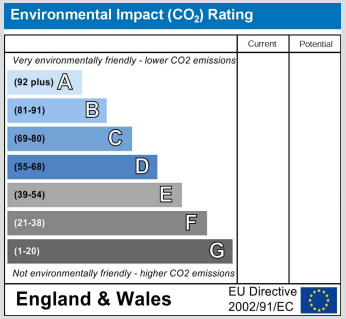
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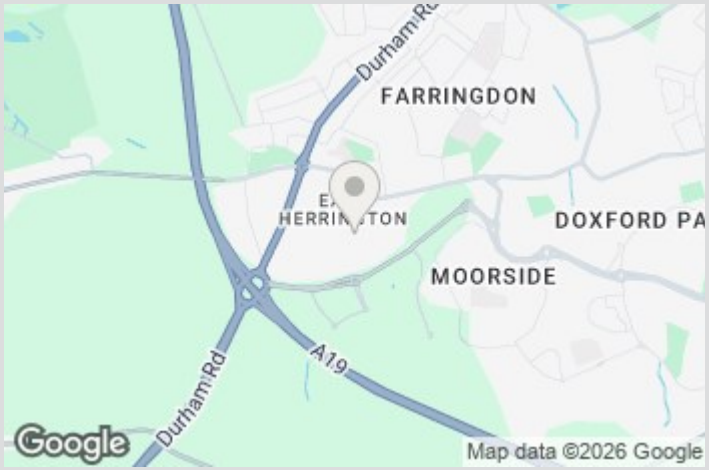
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

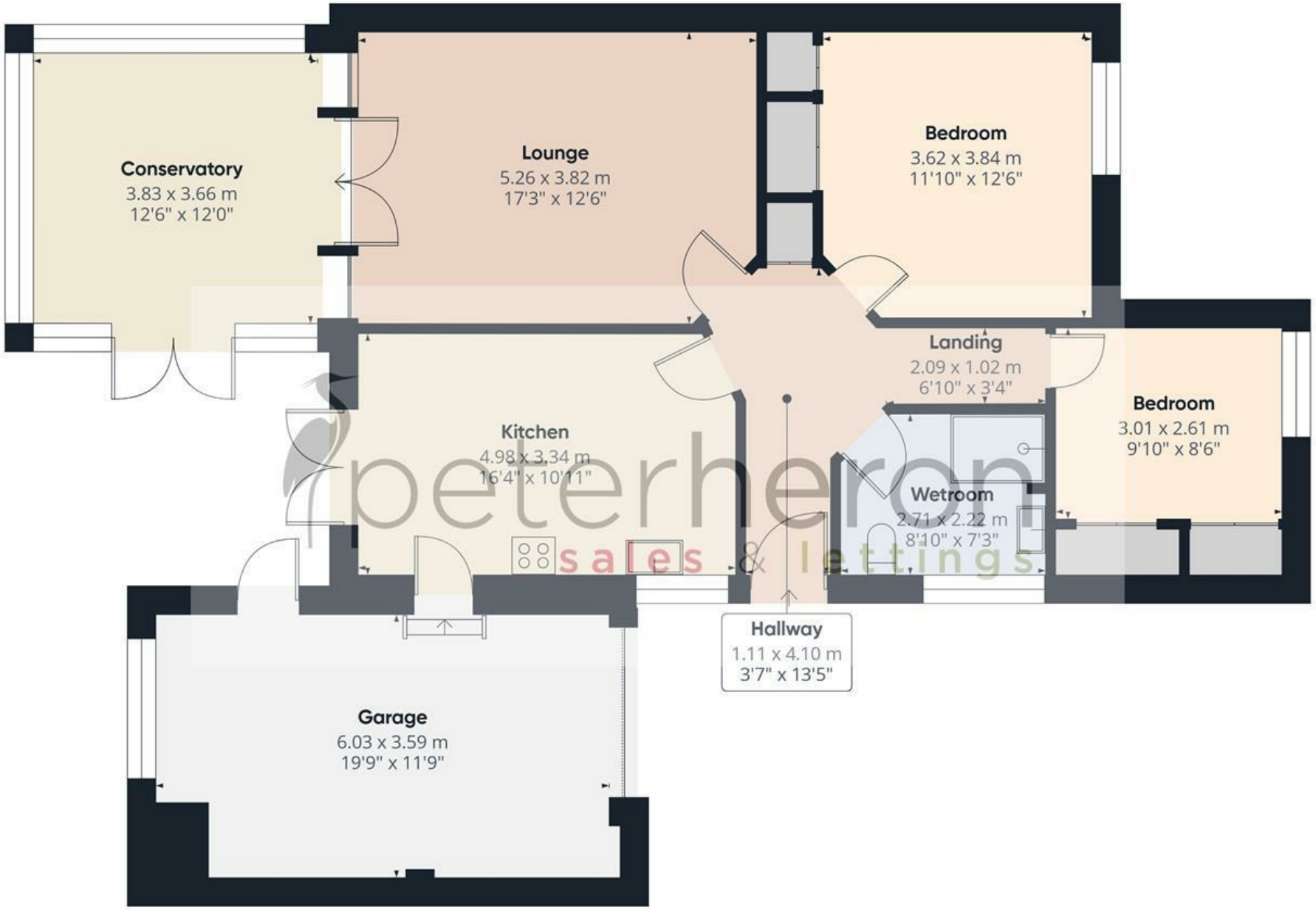
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









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Approximate total area(1)

112.9 m²

1215 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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