



 peter heron
sales & lettings

Bamburgh Gardens, Tunstall, Sunderland

£329,950







This stunning and deceptively spacious three double bedroom, two reception room semi-detached Dutch bungalow, occupies a generous plot at the head of the cul-de-sac within this highly sought after location. Internally the beautifully presented accommodation is accessed via an impressive reception hall with staircase to the first floor. There is a lounge to the front with a bay window and feature fireplace whilst to the rear there is a fabulous open plan kitchen and dining area that connects through to a living room. The kitchen is fitted with an excellent range of stylish units, a selection of integrated appliances and an island with breakfast bar. Completing the ground floor is a double bedroom and an attractive modern bathroom/wc with a free standing bath and a shower cubicle. On the first floor there are two excellent double bedrooms, one with a contemporary en-suite shower room/wc. Externally there is a block-paved driveway, providing generous off street parking, a single garage and there are superb gardens, laid mainly lawn with a patio area. This pleasant cul-de-sac is situated off Crosslea Avenue, ideally placed for local amenities, shops and schools as well as offering excellent links to surrounding areas and major road connections. With no upper chain involved, we highly advise arranging a detailed inspection to appreciate this remarkable home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Radiator and stairs to first floor with storage under.

Lounge 15'2" x 12'0"



Double glazed bay window to front, double radiator and feature fireplace.

Living Room 15'7" x 11'11"



Double radiator and electric fire. Open plan into dining area.

Open Plan Kitchen and Dining Area 22'6" x 12'4" plus 10'3" x 10'9"



Range of bespoke wall and base units with wooden countertops over and tiled splashbacks incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Recessed range cooker set within a bespoke tiled Inglenook style surround,

integrated fridge freezer, dishwasher and washing machine. Feature breakfasting island with base units providing additional storage. Four double glazed windows and UPVC door to rear elevation, column radiator and radiator.

Dining Area 10'3" x 10'9"



Double glazed bay window to rear, double glazed window to side, Velux window and radiator.

Bedroom 3 11'1" x 12'4"



Double glazed bay window to front, built in wardrobes and radiator.

Bathroom



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

First Floor Landing

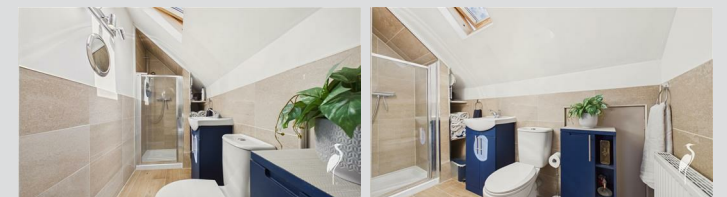


Bedroom 1 16'0" x 10'9"



Double glazed window to side, double radiator and fitted wardrobes. Door to en-suite.

En-Suite Shower Room



Low level WC, washbasin set into vanity unit, shower enclosure, radiator and Velux window.

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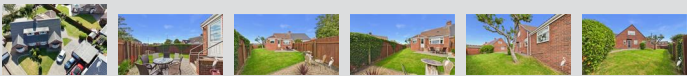
MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'6" x 12'4"



Double glazed window to side, double radiator and storage cupboard.

Outside



There is a block-paved driveway, providing generous off street parking, a single garage and there are superb gardens, laid mainly lawn with a patio area.

Garage 16'10" x 8'5"

Access via electric roller shutter access door.

Council Tax Band

The Council Tax Band is Band D.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 921 years remaining and on the lease and the ground rent £6.30 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

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.

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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 0191 510 3323 or book viewing online at peterheron.co.uk

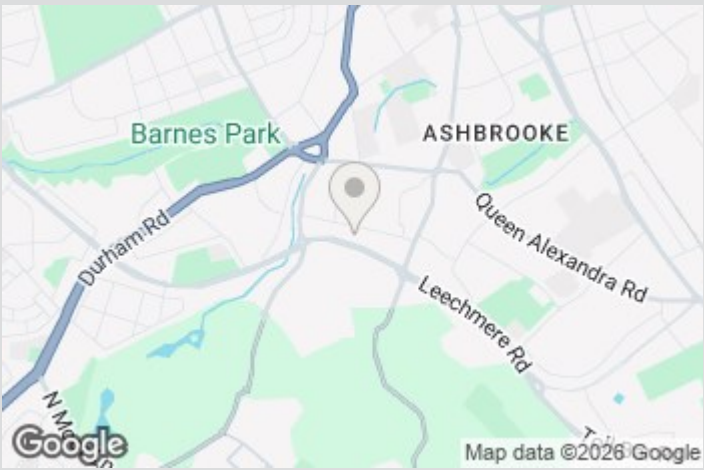
Opening Times

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Ground Floor



First Floor



Approximate total area⁽¹⁾

134 m²

1442 ft²

Reduced headroom

0.4 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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