





for sale
peter heron
0121 714 1111
www.peterheron.co.uk





An attractive double fronted, two bedroom, two reception room semi-detached bungalow, providing spacious accommodation, all on one level. Internally there is a hall, lounge, dining room and a kitchen, a conservatory, two bedrooms and a wet room/wc. Externally there is a garden to the front with a drive, a garage and a generous garden to the rear. The property is ideally placed for a range of amenities and boasts excellent transport links to Sunderland City Centre and wider road networks. The bungalow would benefit from some general updating and modernisation but has been priced to allow scope for the new owner to put their own stamp on the accommodation.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Hall

Radiator.

Lounge 14'3" x 12'4"



Double glazed bay window to front, radiator and electric fireplace.

Dining Room 14'11" x 13'5"



Double glazed window to rear, radiator, electric fireplace and storage built into alcoves.

Rear Hall

2x radiators. UPVC door to rear.

Kitchen 14'4" x 8'10"



Range of wall and base units with countertops over

incorporating single bowl sink and drainer with mixer tap. Integrated cooker hood, space for a cooker, washing machine, tumble dryer and fridge freezer. Wall mounted Baxi boiler, 2x double glazed windows rear and UPVC French doors to conservatory.

Conservatory 12'4" x 8'8"



Double glazed windows and UPVC French doors to rear.

Wet Room



Low level WC, washbasin and shower, double glazed window to rear and radiator.

Bedroom 1 13'10" x 9'4"



Double glazed bay window to front, radiator and double doors into dining room.

Bedroom 2 13'5" x 11'1"



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

Outside



Garden to the front with a driveway, a garage and a generous garden to the rear.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

We are advised by the Vendors that the property is

MAIN ROOMS AND DIMENSIONS

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

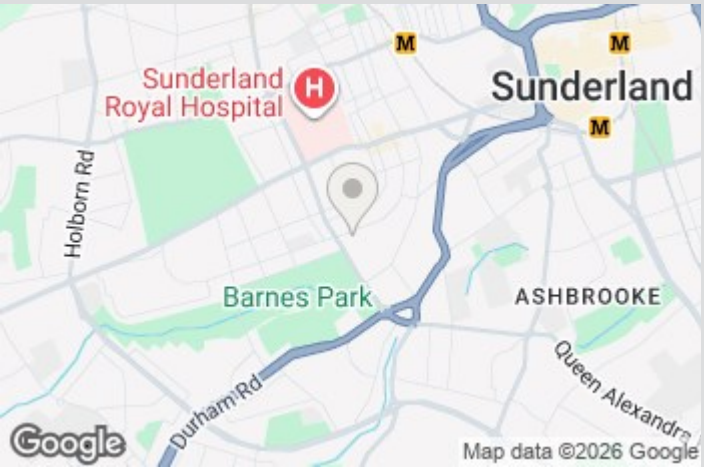
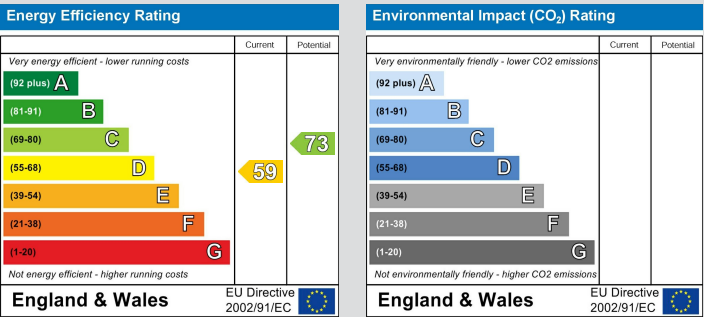
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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 or call 01915103323

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



Ground Floor
Approximate Floor Area
(105.80 sq.m)



1 Mount Grove