









An attractive, three bedroom semi-detached, Dutch style bungalow, situated within this highly regarded residential area. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, a spacious lounge with a bay window opening through to a dining room, a modern kitchen and a bedroom. On the first floor there is a spacious master bedroom enjoying a dual aspect, a further bedroom and a contemporary shower room. Externally there is a block-paved driveway providing off street parking, a single and there is a paved gardens to the rear. This convenient area location provides easy access to local amenities, shops and schools as well as offering excellent transport links to surrounding areas. Viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

Central heating radiator.

Lounge 17'7" into bay x 12'2" into alcove



Double glazed bay window to front, central heating radiator .
Opening through into

Dining Room 16'0" x 12'0"



Double glazed bay window to rear and two central heating radiators.

Kitchen 10'11" x 7'1"



Attractive modern kitchen fitted with wall and base units

with work surfaces over incorporating sink and drainer unit, double glazed window, integrated oven and hob and double glazed door to rear.

Bedroom 3 11'1" max including fitted robes x 10'6"



Double glazed window to front, central heating radiator and fitted wardrobes.

First Floor Landing

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'10" x 15'8" extending 23'8" max into recess



This spacious room enjoys a dual aspect with double glazed windows to front and rear, three central heating radiators and fitted wardrobes.

Bedroom 2 10'7" x 7'8"

Double glazed window to front and central heating radiator.

Shower Room



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set onto a vanity unit and double step in shower cubicle with mains shower, chrome ladder style central heating radiator, tiled floor and walls, double glazed window.

Outside



Block paved driveway to front with garden, single GARAGE and a low maintenance paved garden to the rear.

Tenure Freehold

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

Council Tax Band

We have been advised by our Clients this property is Council Tax Band D and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Important Notice

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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

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MAIN ROOMS AND DIMENSIONS

completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice

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.

Fawcett Street Viewings

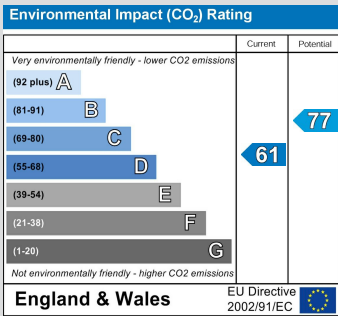
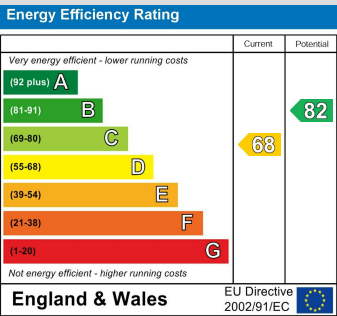
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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