









A recently refurbishment and beautifully appointed "FREEHOLD TITLE" two bedroom semi detached bungalow with "turn key" living accommodation and available with no upward chain! A true credit to our client, the property offers an excellent opportunity to those who require stair free living and features a welcoming reception hall, living room, fitted kitchen, two bedrooms and a bathroom. Benefiting from gas central heating, UPVC double glazing and a college set cobble drive with off street parking for numerous cars and detached garage, the property also boasts lovely south facing lawned gardens to the rear. Enjoying a quiet position on this highly sought after estate being convenient for all local amenities, this beautiful home is sure to command a huge level of interested and therefore immediate internal inspection is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Double glazed entrance door to

Reception Hall

Cloaks cupboard and second built in storage cupboard.

Lounge 15'3" x 12'1"



UPVC double glazed window to rear overlooking the gardens, radiator.

Kitchen 8'11" x 8'2"



Base and eye level units with solid oak working surfaces incorporating single drainer 1 1/2 bowl Enamel sink unit with mixer taps, gas hob with overhead extractor and built under electric oven, integrated fridge freezer, plumbing for washer, tiled floor, downlights, UPVC double glazed window to rear.

Bedroom 1 (front) 14'0" x 12'2"



UPVC double glazed window to front, radiator.

Bedroom 2 (front) 9'1" x 8'8"



UPVC double glazed window to front, radiator.

Bathroom



Low level WC, washbasin and panel bath with overhead shower and screen - white suite with part tiled walls, tiled flooring, heated towel rail, UPVC double glazed window.

Outside



College set cobble drive to front with off street parking for numerous cars, carport and detached GARAGE with electric remote control garage door.

South facing lawned gardens to the rear with established borders.

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. 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

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MAIN ROOMS AND DIMENSIONS

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.

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.

Viewings

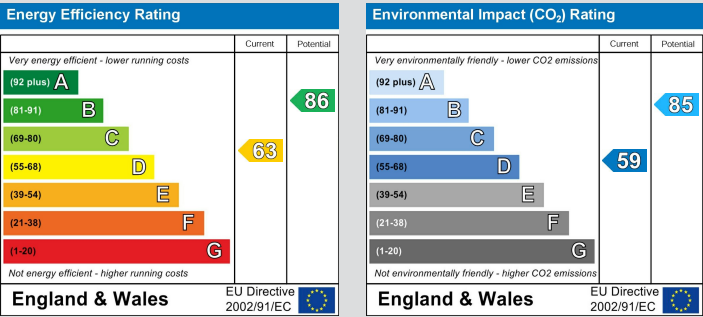
To arrange an appointment to view this property please contact us on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

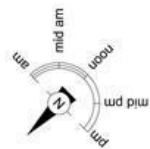
Ombudsman

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



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Approximate Floor Area
(59.21 sq.m)

1 Woodhurst Grove