















A rare introduction to the market guaranteed to generate a huge level of interest, this spacious five bedroom and two reception room Dutch style semi detached bungalow occupies a lovely quiet position on this highly desirable cul-de-sac. Comprising reception hall, lounge, dining room, kitchen, two ground floor bedrooms with a further three at first floor level together with a bathroom. Benefiting from some double glazing and gas central heating, the property externally has gardens to the front and rear and a drive and garage to the side. The property would benefit from a little modernising and updating but carries huge potential. Walking distance from Barnes and all urban amenities, this delightful home must be viewed as a matter of urgency to avoid disappointment.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Part glazed Georgian design door to

## Entrance Vestibule

Glazed door to

## Reception Hall



Turned staircase, built in cupboard with fitted shelving, built in cloaks cupboard, single radiator.

## Bedroom 1 (rear) 11'7" x 14'5"



Maximum dimensions into fitted wardrobes with sliding doors and overhead cupboards, dressing table, double glazed window to rear, single radiator, coved cornice.

## Lounge 11'8" x 16'7"



Into bay with double glazed windows to front, double radiator, gas fire with back boiler, coved cornice to ceiling.

## Bedroom 2 (front) 10'0" x 11'2"



Double glazed bay window to front, single radiator, fitted cupboards and shelving, coved cornice to ceiling.

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# MAIN ROOMS AND DIMENSIONS

**Dining Room 10'0" x 11'4"**



Double glazed sliding patio doors leading out into rear gardens, double radiator, coved cornice to ceiling, interconnecting door to

**Kitchen 12'3" x 10'9"**



Maximum width, a good selection of base and eye level units with stone coloured working surfaces incorporating a single drainer stainless steel sink unit, space for gas cooker, plumbing for washer, space for under bench fridge and freezer, glass fronted display cabinets, tiled splashbacks, vinyl floor tiles, double glazed windows to rear.

## **First Floor Landing**

Access point to loft, UPVC double glazed window to rear.

**Bedroom 3 (rear) 11'0" x 14'3"**



UPVC double glazed windows to rear overlooking gardens, double radiator, fitted wardrobes, drawers and dressing table.



# MAIN ROOMS AND DIMENSIONS

**Bedroom 4 11'3" x 13'10"**



Maximum dimensions, velux window, fitted drawers and cupboards, built in cupboard with ample storage space into eaves, double radiator.

**Bedroom 5 8'3" x 10'1"**



Velux window, airing cupboard with fitted shelving.

**Bathroom 7'2" x 11'3"**



Low level WC, pedestal washbasin, panel bath, corner shower cubicle - large coloured suite with part tiled walls, fitted mirror, light over, electric shaver point, double radiator, UPVC double glazed window and built in cupboard.

## Outside



Attractive lawned gardens to the front with established borders, block paved drive, off street parking leading to GARAGE with up and over door, 7'1" x 17'5". Pathway from front garden through to enclosed rear gardens with a gentle incline and lawn section, established borders and patio seating area accessed directly from the dining room.

## 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 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:-

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All descriptions, dimensions, references to conditions and

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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

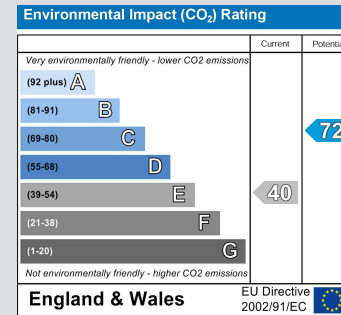
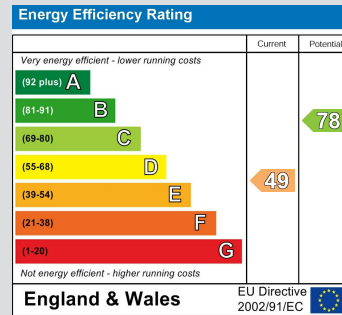
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

## 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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Ground Floor  
Approximate Floor Area  
(87.05 sq.m)



Room In Roof  
Approximate Floor Area  
(59.87 sq.m)

