









An extended and beautifully presented semi-detached bungalow, situated within the ever popular Hastings Hill estate. Internally the impressive accommodation includes an entrance vestibule, hall, spacious lounge and an extended 18ft breakfasting kitchen, fitted with an excellent range of units and integrated appliances. There are two well-proportioned bedrooms and a shower room with underfloor heating. Externally there is a block-paved driveway providing off street parking, a generous garage and landscaped gardens to the front and rear. Features of the bungalow include gas central heating to radiators and timber framed double glazing. The property is well placed for local amenities, as well as offering excellent to surrounding areas and major road links including the A19. Available with immediate vacant possession and no upper chain involved, early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed door to

Entrance Vestibule

Inner door to

Hallway



Central heating radiator.

Lounge 17'11" x 12'2" into alcoves



Window to front and central heating radiator.

Breakfasting Kitchen 18'4" x 9'0"



The bespoke extended kitchen is fitted with modern wall and base units with Coran work surfaces over incorporating 1 1/2 bowl sink unit, integrated appliances include a Neff electric oven and microwave, an electric induction hob with extractor chimney over, fridge freezer and dishwasher. Tiled floor, central heating radiator, windows to both side of the room and a glazed door leading out into rear garden. Door to garage.

Bedroom 1 13'3" x 10'1" not including fitted robes



Window to rear overlooking the garden, central heating radiator and fitted wardrobes.

Bedroom 2 9'1" maximum x 8'11"



Window to front, central heating radiator, wardrobes and a fitted desk.

Shower Room



Low level WC with concealed cistern, bidet, washbasin and a step in shower cubicle with mains shower, chrome ladder style central heating radiator, tiled walls and tiled flooring with underfloor heating, window.

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MAIN ROOMS AND DIMENSIONS

Outside



Block paved driveway providing off street parking and delightful landscaped gardens to both the front and rear.

Garage 22'6" x 11'2" narrowing to 8'4"



Remote control roller shutter access door, the garage benefits from power and lighting, an internal door to kitchen and an external door to rear garden.

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.

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:-

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.

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Fawcett Street Viewings

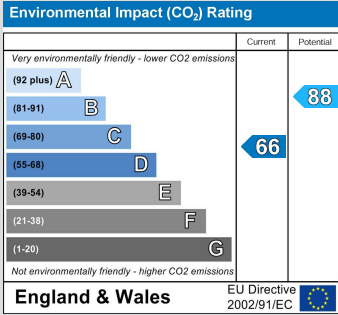
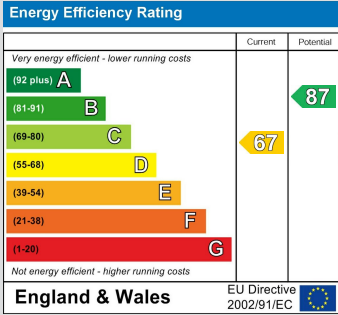
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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