









A well modernised and tastefully appointed two bedroom and three reception room semi detached bungalow with a converted loft and potential to create further accommodation at first floor level. The subject of considerable capital expenditure and a true credit to our clients, the property is beautifully appointed throughout and has attractive decor and an impressive selection of modern fittings. Comprising reception hall, lounge, dining room, breakfasting kitchen, orangery, two bedrooms with fitted wardrobes and a shower room, the property benefits from UPVC double glazing and gas central heating. Attractive gardens to the front are screened behind a mature laurel hedge and a drive provides off street parking which in turn leads to a garage and gardens to the rear enjoy a south westerly aspect and feature attractive landscaping together with an impressive selection of matures shrubs, trees and exotic plants. Walking distance from Sea Road shopping centre and all local amenities, this home is sure to appeal to many and unreservedly deserves immediate inspection.

MAIN ROOMS AND DIMENSIONS

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.

All on Ground Floor

UPVC double glazed feature door to

Reception Hall

Wood effect laminate flooring, radiator with radiator cover, fitted cupboard and shelves, delft rack, access point to converted loft.

Lounge 12'0" x 17'2"



Into bay with UPVC double glazed windows to front, double radiator, feature fireplace, laminate flooring, wall lights, coved cornicing, arch through to

Dining Room 12'0" x 14'7"



Laminate flooring, radiator with radiator cover, UPVC double glazed French doors leading out onto south west facing side and rear gardens. Door to

Kitchen 9'5" x 12'10"



Extensive range of base and eye level units with granite working surfaces incorporating an under bench sink unit with professional mixer tap, integrated dishwasher, magic corner cupboard, electric induction hob with overhead extractor hood, split level double electric oven and grill, fridge freezer, automatic washing machine, tiled splashbacks, Karndean flooring, UPVC double glazed windows to twin aspects, LED downlights, LED worktop

lights, island with breakfasting area and fitted cupboards, double radiator, UPVC double glazed door to

Orangery 8'6" x 9'1"



UPVC double glazed windows to twin aspects, UPVC double glazed lantern to ceiling, UPVC double glazed French doors leading out onto south west facing gardens, wood effect laminate flooring, single radiator, built in storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 (rear) 10'0" x 13'5"



Into fitted wardrobes with sliding doors, UPVC double glazed French doors leading out into rear gardens, double radiator, door to

En-Suite/Jack & Jill Bathroom 6'0" x 9'9" max dimensions



Low level WC, washbasin vanity unit with cupboards under and illuminate audio mirror over, large walk in shower enclosure with Rainforest shower head and additional riser - attractive white suite with tiled walls, Karndean flooring, mirror fronted wall cupboard, chrome heated towel rail, UPVC double glazed window to side, UPVC lined ceiling with LED downlights.

Bedroom 2 (front) 8'0" x 10'7"



UPVC double glazed oriel bay window to front, fitted wardrobes with sliding mirror fronted doors, fitted drawers, double radiator.

Outside



Attractive lawned gardens to the front with mature laurel hedging, lawns and established borders, double wrought iron gates provide access to a pattern concrete drive which leads to a GARAGE 16'0" x 11'5" with remote control electric roller shutter door. Single door leading into south facing side gardens with artificial lawn, patio seating area, raised planters, mature palms, trees, shrubs. Second patio seating area accessed directly from the orangery enjoying a south aspect leading through to a third garden located to the rear of the bedroom with a lovely west facing seating area.

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MAIN ROOMS AND DIMENSIONS

Loft Area



We have been advised by our clients would allow for additional room space at first floor level and the space with unrestricted head height is approximately 14'9" x 23'5.

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 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.

Sea Road Viewings

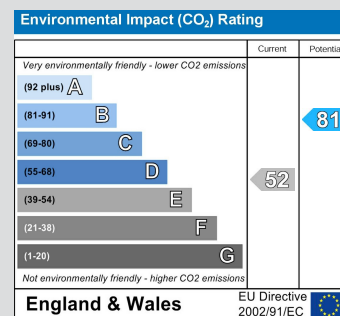
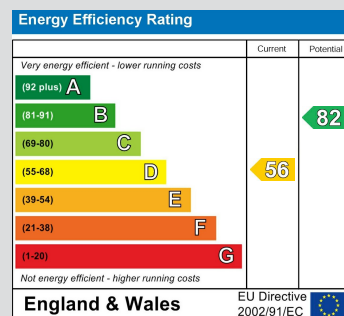
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



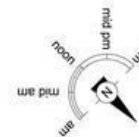
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Garage

Approximate Floor Area
(87.58 sq.m)



5 Dorking Road