





Beach







TENURE: FREEHOLD

An impressive 3 Bedroom and 2 Reception room Dutch style Bungalow, occupying a superb cul-de-sac position within the highly sought-after South Bents Estate, set mid-way between Whitburn and Seaburn. The spacious and versatile accommodation is accessed via an entrance porch that leads through to an impressive reception hall with staircase to the first floor. There are two well-proportioned reception rooms, fitted kitchen with integrated appliances, a double bedroom, bathroom and a separate wc. On the first floor there are two further double bedrooms, both with access to the loft space which would allow for an En-Suite; if desired. Externally there is a garden to the front with a driveway providing off street parking together with a garage; whilst to the rear, a delightful garden enjoys a westerly aspect and offers lovely views across nearby farmland. Benefits of the property include double glazing and gas central heating to radiators. The property is ideally located close to local amenities, shops and well-regarded schools as well as being close to the beach and sea front. With no upper chain involved, early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double entrance doors to

Entrance Porch

Tiled floor and inner double glazed door leading through into

Reception Hall

Impressive hallway with staircase to first floor, radiator.

Lounge 15'3" into bay x 10'0"

Double glazed bay window to front, radiator and attractive feature fireplace.

Dining Room 15'1" into bay x 12'0" into alcove

Double glazed bay window to rear, radiator and feature fireplace with living flame effect gas fire. Built in storage cupboard.

Kitchen 10'9" x 10'9"

Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven, hob, fridge, freezer and dishwasher, space for washing machine, double glazed window to rear, double glazed door to garden, radiator and the central heating boiler is concealed behind kitchen unit.



Bedroom 1 10'9" x 11'9"

Double glazed window to front and radiator.

Bathroom

Fitted with a pedestal washbasin and panel bath with mains shower over, tiled walls and floor, radiator and double glazed window.

Separate WC

Low level WC, tiled floor, radiator and double glazed window.

First Floor Landing

Bedroom 2 12'0" max including fitted robes x 11'3"

Double glazed window to rear, radiator, fitted wardrobes, built in cupboard and door to loft space.

Bedroom 3 12'5" x 10'11"

Double glazed window to front, radiator and door to loft space.

Loft Space

Floored area providing an ideal additional storage space.

Outside

Driveway to the front providing off street parking, GARAGE and lawned garden, whilst to the rear there is a delightful garden laid mainly to lawn with planted borders.



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.

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 Part 1

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

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MAIN ROOMS AND DIMENSIONS

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 Part 2

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

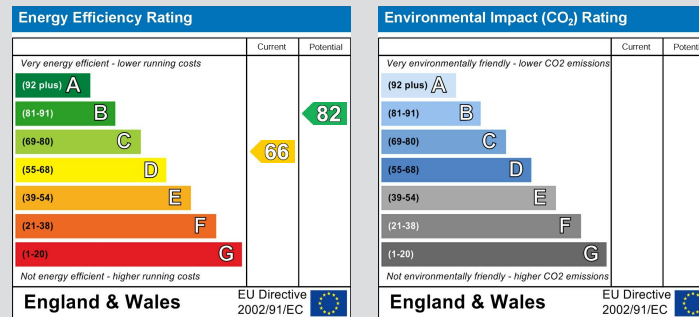
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

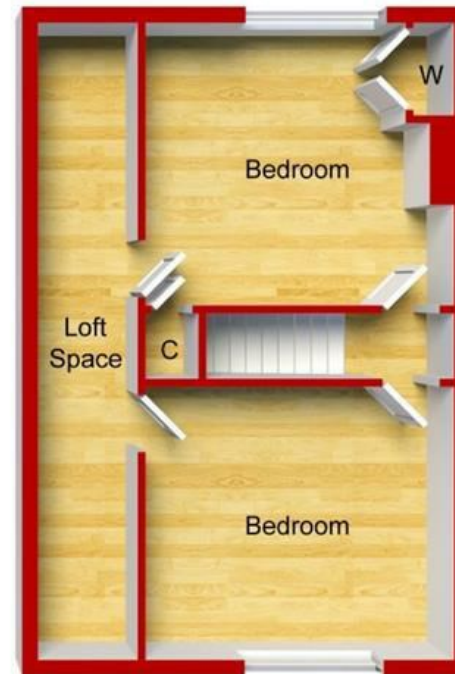
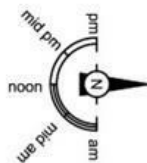
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Ground Floor
Approximate Floor Area
(78.35 sq.m)



First Floor
Approximate Floor Area
(30.44 sq.m)