









This spacious and well-appointed semi-detached bungalow is situated within this sought-after location just off Queen Alexandra Road. The internal accommodation is all on one level and is accessed via an attractive hall, there is a lounge with feature fireplace, dining room overlooking the garden that opens through to a fitted kitchen. There are two double bedrooms both with fitted wardrobes and there is a bathroom/wc. Externally there is a garden to the front with a driveway providing off street parking and access to the garage with attached workshop whilst to the rear is a delightful garden with lawned area, patio and planted borders. This convenient location is well placed for local amenities as well as offering easy access to Sunderland City Centre and excellent transport. We highly advise early viewing, to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door into

Spacious Entrance Hall



Radiator and delft rack.

Lounge 12'9" into alcove x 15'3"



Double glazed bow window to front, radiator and fireplace with living flame effect gas fire.

Dining Room 10'9" x 9'6"



Double glazed windows to side and rear, radiator and archway leading through to



Kitchen 9'10" x 6'5"



Fitted with modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, double glazed window to rear, double glazed door to garden, radiator, space for a cooker and fridge.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'6" x 10'5" not including fitted robes



Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 2 13'0" x 13'7" max including fitted robes & into ba



Double glazed bay window to front, radiator and fitted sliding door wardrobes.

Bathroom



Fitted with a low level WC, pedestal washbasin and panel bath, radiator and double glazed window.

Outside



Attractive garden to the front with a driveway providing off

street parking, GARAGE with an attached WORKSHOP to the rear. The delightful rear garden is laid mainly to lawn with patio area and planted borders.



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MAIN ROOMS AND DIMENSIONS

Council Tax Band

We have been advised by our Clients this property is Council Tax Band C 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.

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

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 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.

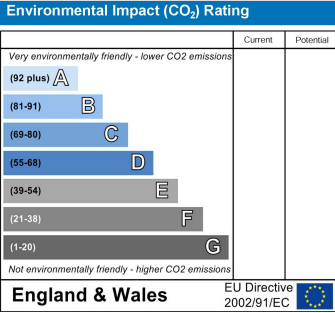
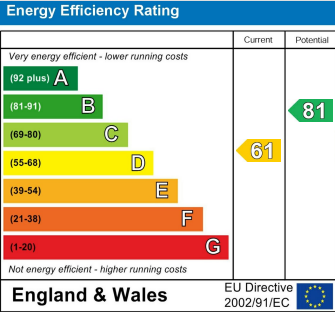
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in 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.

Opening Times

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

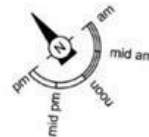
Ombudsman

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
(85.93 sq.m)

7 Warnham Avenue