









This extended two bedroom semi-detached bungalow, has recently undergone a significant programme of updating, remodelling and upgrading to provide a beautiful standard of accommodation within the ever popular area of Hastings Hill. Internally the interior is presented to an immaculate standard with the accommodation all on one level, briefly includes an entrance porch, an entrance hall and a stunning lounge and dining area with feature panelled wall and a media wall, that is open plan with the impressive modern fitted kitchen. There is a conservatory and an inner hall with access to the two bedrooms and a contemporary bathroom/wc. Externally there are gardens to the front and rear, a driveway and a garage. The property is well placed for local amenities, as well as offering excellent routes to surrounding areas and major road links including the A19. With immediate vacant possession and no upper chain involved, viewing is highly recommended to appreciate this exceptional bungalow.

MAIN ROOMS AND DIMENSIONS

All On Ground Floor

Access via UPVC entrance door into porch.

Entrance Porch



Double glazed windows to the front and inner door to hall.

Entrance Hall

Storage cupboard, double radiator and inner door to the open plan lounge/dining and kitchen area.

Lounge/Dining Area 30'9" x 11'8"



Double glazed bay window to the front, 2x double radiators, feature media wall with electric fire, UPVC double glazed French patio doors to conservatory. Double doors to rear hall.

Kitchen 7'7" x 9'5"



Range of modern wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and extractor hood and fridge freezer. Space for a washing machine. Double glazed window to the rear.

Conservatory 5'8" x 8'10"



Double glazed windows and UPVC double glazed door to rear.

Inner Hall



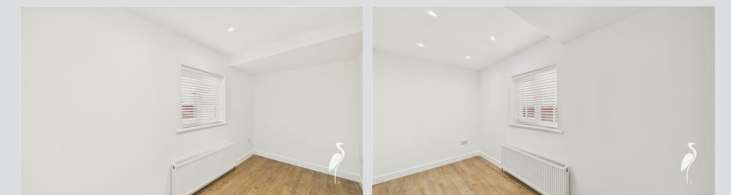
Radiator and access point to partly boarded loft.

Bedroom 1 17'2" x 8'6"



Double glazed window to the rear and double radiator.

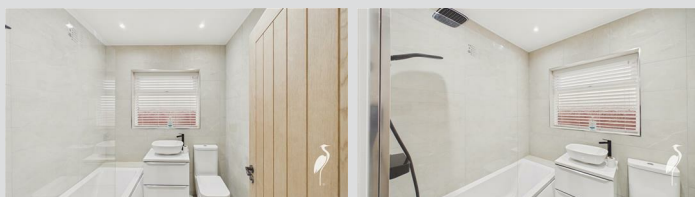
Bedroom 2 13'11" x 6'3"



Double glazed window to the rear and double radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and bath with dual head waterfall shower over, heated towel rail and double glazed window to the rear.

Outside



Attractive front garden with lawned and block paved areas featuring a covered carport and driveway providing off street parking, garden to the rear with lawned and block paved areas featuring a shed.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

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. 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.

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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

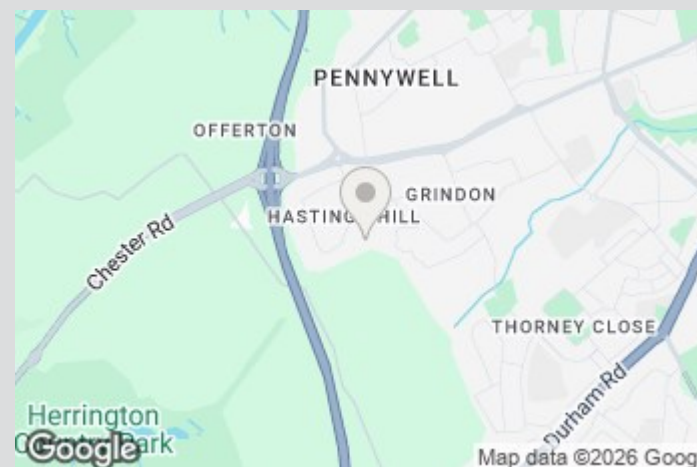
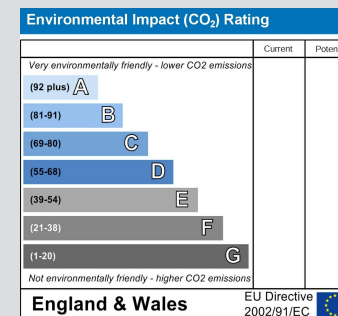
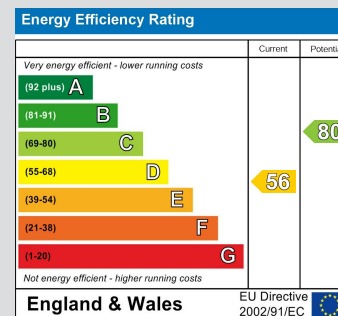
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call **01915103323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate total area⁽¹⁾

93.6 m²

1008 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

