









This extended detached bungalow provides attractively presented accommodation all on one level, situated within this ever popular area. Internally the upgraded interior briefly comprises of entrance porch, an attractive lounge, an impressive modern fitted breakfasting kitchen, principle bedroom with a modern en-suite shower room/wc, a second well-proportioned bedroom and a main shower room/wc, located off the inner hall. Externally there is a lawned garden to the front with a long driveway, a single garage with remote control roller shutter access door and to the rear a delightful, low maintenance garden. Located within this convenient location, the bungalow is ideally placed for access to a range of local amenities as well as providing excellent links to Doxford International Business Park, Sunderland City Centre and major road connections. With no upper chain involved, viewing is essential to appreciate the location and quality of accommodation on offer!

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via UPVC entrance door.

### Entrance Porch



Double glazed windows to front and inner UPVC to hall.

### Hallway



Storage cupboard and radiator.

### Lounge 16'6" x 11'10"



Double glazed bay window to front, 2x radiators and electric fire. Door to rear hall.

### Breakfasting Kitchen 14'7" x 8'7"

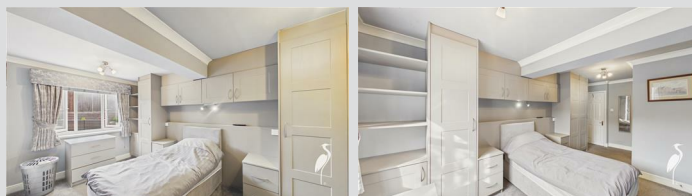


Range of modern wall and base units with marble effect countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and hood, microwave and fridge freezer. Space provided for a washing machine. Two seater breakfast bar and storage cupboard. 2x Double glazed windows and UPVC door to side elevation.

### Rear Hall

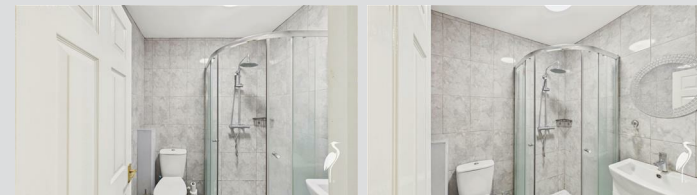
Access point to loft.

### Bedroom 1 19'0" x 9'4"



Double glazed window to rear, radiator and built in wardrobes and drawers. Door to en-suite.

### En-Suite Shower Room



Low level WC, washbasin set into vanity unit and walk in dual head waterfall shower, chrome heated towel rail.

### Bedroom 2 15'1" x 6'8"



Double glazed window to rear, radiator and built in wardrobes.

### Shower Room



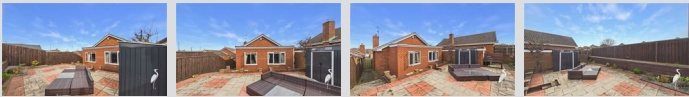
Low level WC, washbasin and walk in dual head Waterfall shower, chrome heated towel rail.

Visit [www.peterheron.co.uk](http://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

# MAIN ROOMS AND DIMENSIONS

## Outside



Garden to the front with driveway providing off street parking leading to garage, whilst to the rear a low maintenance garden with side gate to access front.

## Garage 16'7" x 8'3"

Access via electric roller shutter door.

## 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

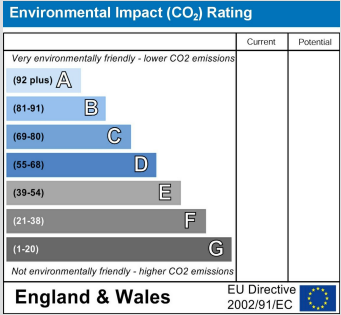
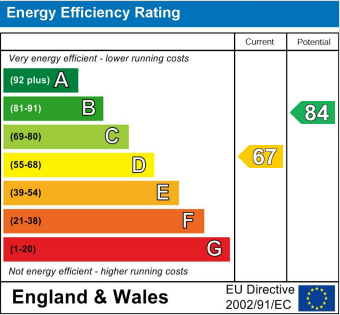
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

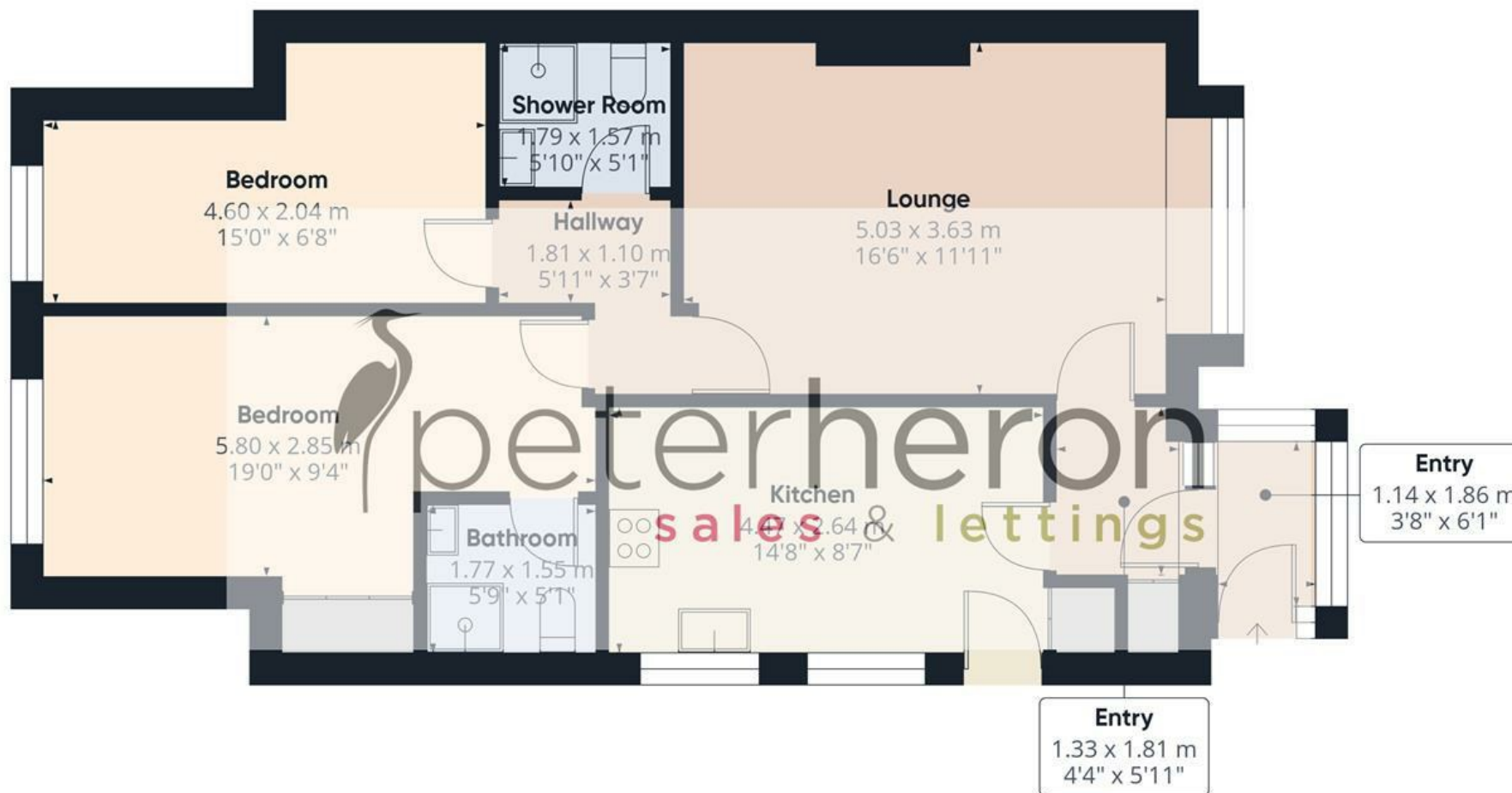
## Ombudsman

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



Visit [www.peterheron.co.uk](http://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



Ground Floor

Approximate total area<sup>(1)</sup>

71.8 m<sup>2</sup>

771 ft<sup>2</sup>

(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

