



BROADMEADOWS, EAST HERRINGTON, SUNDERLAND

Asking price £139,950







Early viewing is a must of this two bedroom, two reception room semi detached bungalow which is offered for sale with no upward chain. The accommodation is arranged over one level and comprises:- entrance vestibule, entrance hall, lounge, dining room, kitchen, two bedrooms and bathroom all benefiting from double glazing and gas central heating. Externally there are gardens to front and rear, along with a driveway and garage. The property is situated in the sought after suburb of East Herrington is ideally located for a range of local amenities and boasts good transport links to both Sunderland and Durham city centres along with wider road networks. This one is not to be missed. EPC Rating - D

MAIN ROOMS AND DIMENSIONS

Ground Floor
With UPVC double glazed door leading to:

Entrance Vestibule
With half timber and half glazed door leading to:

Entrance Hall
With radiator, loft access.

Lounge 14'0 x 10'11 (4.27m x 3.33m)
With UPVC double glazed window to the front, radiator, living flame gas fire and feature fireplace surround.



Dining Room 11'0 x 8'6 (3.35m x 2.59m)
With UPVC double glazed window to the rear, radiator.



Kitchen 9'7 x 5'6 (2.92m x 1.68m)
Fitted with wall and base units, worktops, inset sink, UPVC double glazed window to the side, part wall tiling, personnel door leading to the garage, timber door leading to the lean to.



Bedroom One 11'11 x 11'11 (3.63m x 3.63m)
With fitted wardrobes, UPVC double glazed window to the rear, radiator.

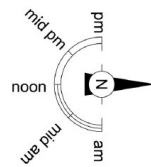


Bedroom Two 11'0 x 8'0 (3.35m x 2.44m)
With UPVC double glazed window to the front, radiator.



Bathroom 7'10 x 7'9 (2.39m x 2.36m)
With bath and shower over, w.c., wash hand basin, part wall tiling, two UPVC double glazed windows to the side, radiator.

Outside
To the front of the property there is an open plan lawned garden with established shrubs, driveway which leads to the garage.
To the rear of the property there is an enclosed



Approximate Floor Area
(63.66 sq.m)

28 Broadmeadows

Disclaimer

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.