

A wonderful two bedroom bungalow sitting on a lovely Local Authority maintained green in a quiet position perfect for those who require all accommodation on the ground floor.

Available with immediate vacant possession, the property internally comprises reception hall, lounge, kitchen, two bedrooms and a bathroom whilst externally there are gardens to the front and side together with a south facing seating area to the rear. Internal inspection highly recommended!

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via UPVC French patio doors.

### Entrance Porch



Inner UPVC door to hall.

### Entrance Hall



Storage cupboard, radiator and access point to loft.

### Lounge 11'0" x 14'6"



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

### Kitchen 10'4" x 6'2"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated oven, electric hob and hood. Space for fridge freezer. Radiator, double glazed window and UPVC door to rear.

### Bedroom 1 10'3" x 10'7"



Double glazed window to front, radiator and built in sliding door wardrobes.

### Bedroom 2 6'4" x 11'5"



Double glazed window and radiator.

### Bathroom 7'1" x 5'6"



Low level WC and washbasin vanity unit, bath with shower over, radiator and double glazed window to rear.

### Outside



Gardens to the front and side together with a south facing seating area to the rear.

### Council Tax Band

The Council Tax Band is Band A.

### Tenure Freehold

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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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

# MAIN ROOMS AND DIMENSIONS

## Important Notice - Particulars

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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.

## Sea Road Viewings

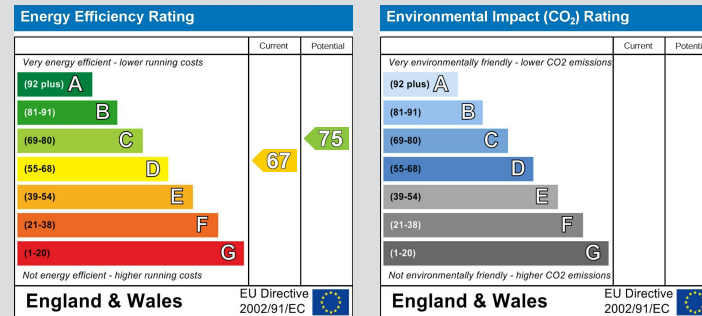
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

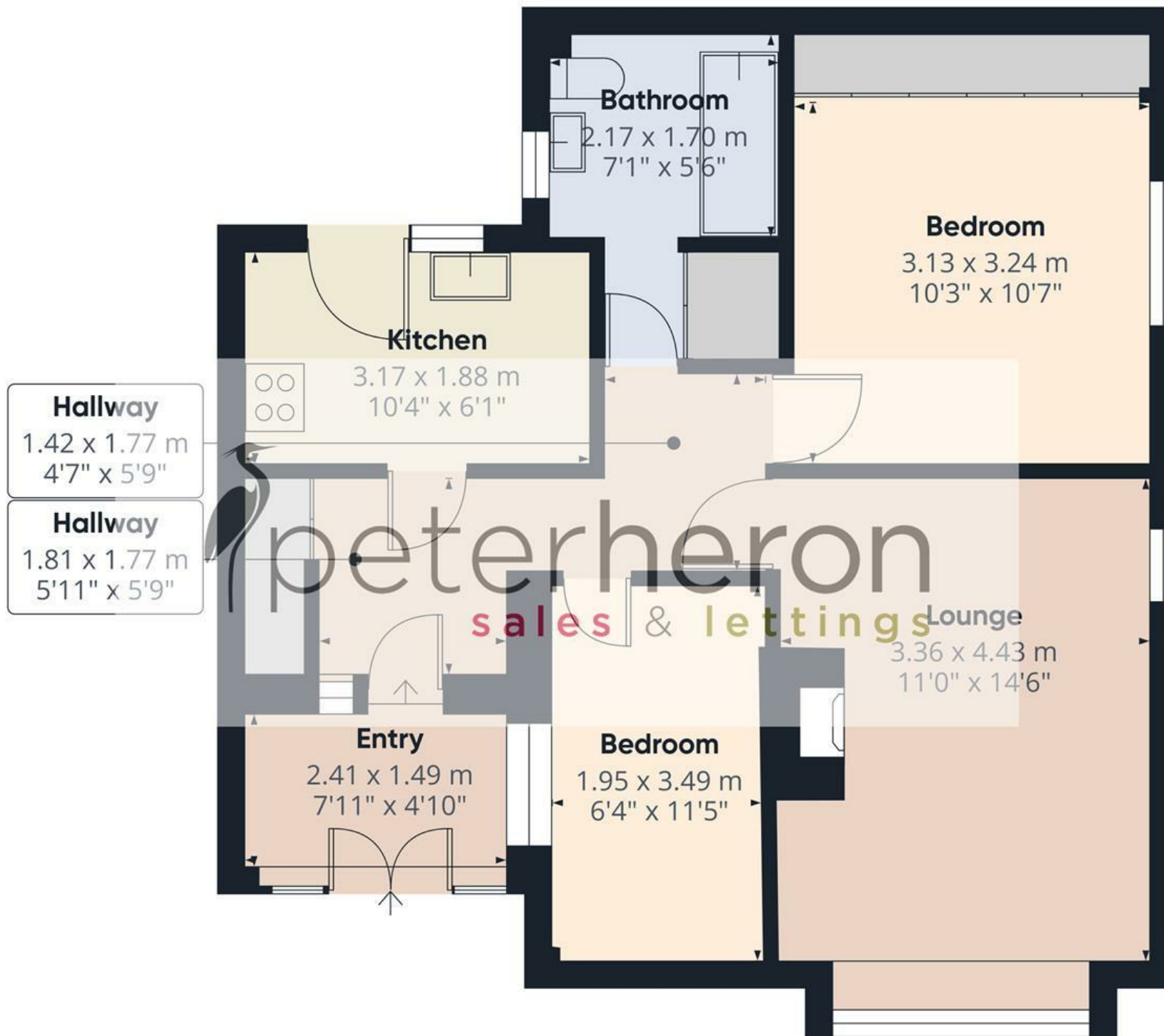
## Ombudsman

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

57.3 m<sup>2</sup>  
619 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.

