





for sale
peter heron
01203 255 111
www.peterheron.co.uk





An attractive double fronted, two bedroom, two reception room semi-detached bungalow, providing spacious accommodation, all on one level. Internally there is a hall, lounge, dining room and a kitchen, a conservatory, two bedrooms and a wet room/wc. Externally there is a garden to the front with a drive, a garage and a generous garden to the rear. The property is ideally placed for a range of amenities and boasts excellent transport links to Sunderland City Centre and wider road networks. The bungalow would benefit from some general updating and modernisation but has been priced to allow scope for the new owner to put their own stamp on the accommodation.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Hall

Radiator.

Lounge 14'3" x 12'4"



Double glazed bay window to front, radiator and electric fireplace.

Dining Room 14'11" x 13'5"



Double glazed window to rear, radiator, electric fireplace and storage built into alcoves.

Rear Hall

2x radiators. UPVC door to rear.

Kitchen 14'4" x 8'10"



Range of wall and base units with countertops over

incorporating single bowl sink and drainer with mixer tap. Integrated cooker hood, space for a cooker, washing machine, tumble dryer and fridge freezer. Wall mounted Baxi boiler, 2x double glazed windows rear and UPVC French doors to conservatory.

Conservatory 12'4" x 8'8"



Double glazed windows and UPVC French doors to rear.

Wet Room



Low level WC, washbasin and shower, double glazed window to rear and radiator.

Bedroom 1 13'10" x 9'4"



Double glazed bay window to front, radiator and double doors into dining room.

Bedroom 2 13'5" x 11'1"



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

Outside



Garden to the front with a driveway, a garage and a generous garden to the rear.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

We are advised by the Vendors that the property is

MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

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Fawcett Street Viewings

To arrange an appointment to view this property please

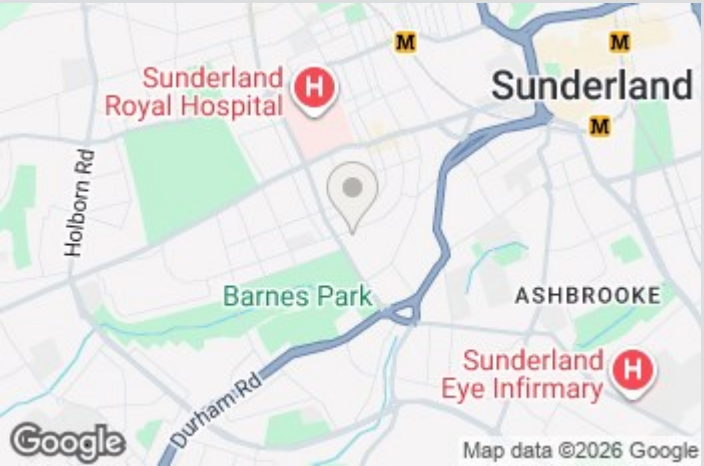
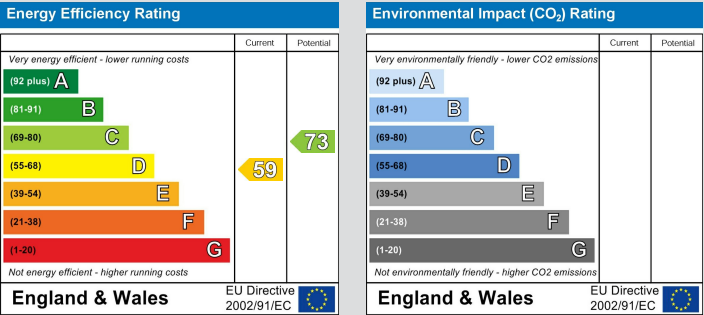
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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



Ground Floor
Approximate Floor Area
(105.80 sq.m)



1 Mount Grove