









Occupying a superb corner plot, this beautifully presented semi-detached bungalow, occupies a superb corner plot within this ever popular area. The property has recently undergone a significant programme of updating and modernisation, providing an impressive standard of accommodation, all on one level. Internally the impressive accommodation includes a generous hall, an attractive lounge with a bay to the front and to the rear there is a fabulous kitchen / diner. The kitchen is fitted with an excellent range of modern units, a breakfast bar, a selection of integrated appliances and sliding patio style doors to the garden. There are two bedrooms and a contemporary bathroom/wc. Externally there are delightful gardens, laid mainly to lawn, a block-paved driveway and a detached garage. The property occupies a pleasant cul-de-sac position on Hillfield Gardens, off Silksworth Lane, ideally placed for access to local amenities, shopping facilities and transport connections. Available with immediate vacant possession and no upper chain involved, we highly advise arranging a viewing to appreciate the quality of accommodation that this outstanding bungalow has to offer.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite entrance door.

Entrance Hall



Double radiator and access point to loft.

Lounge 11'9" x 14'9"



Double glazed bay window to front and double radiator.

Open Plan Kitchen/Diner 11'10" x 12'9"



Range of contemporary wall and base units with countertops over incorporating single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric

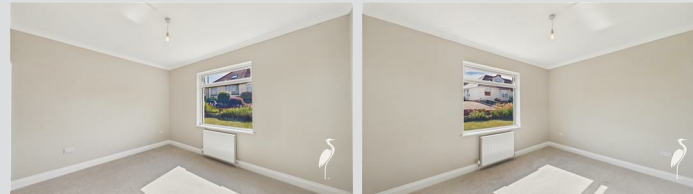
hob and hood and fridge freezer. Double radiator and double glazed window to rear.

Dining Area 6'8" x 12'11"



Wall and base units with countertop over, housing wall mounted boiler and providing space for washer/dryer. Double radiator and UPVC double glazed sliding patio door to rear.

Bedroom 1 12'9" x 11'1"



Double glazed window to front and double radiator.

Bedroom 2 8'0" x 8'11"



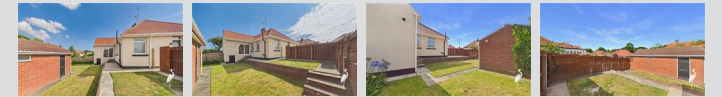
Double glazed window to rear and double radiator.

Bathroom



Low level WC, washbasin and bath with dual head waterfall shower over, double radiator and double glazed window to side.

Outside



Attractive front garden laid mainly to lawn with block paved driveway. Generous rear garden with lawned and paved areas, gate to access front and garage.

Garage 22'0" x 11'4"



Access via an electric roller shutter. Window and wooden door to garden.

Council Tax Band

The Council Tax Band is Band C.

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

MAIN ROOMS AND DIMENSIONS

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.

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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.

Fawcett Street Viewings

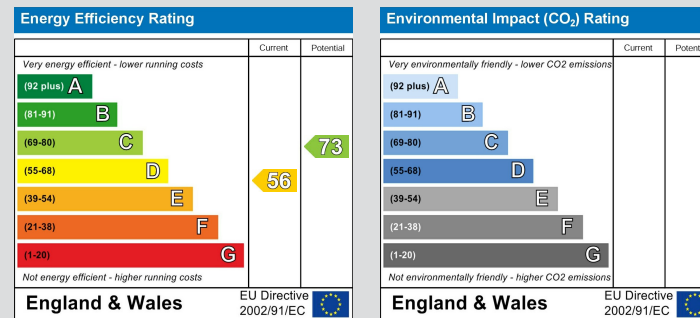
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

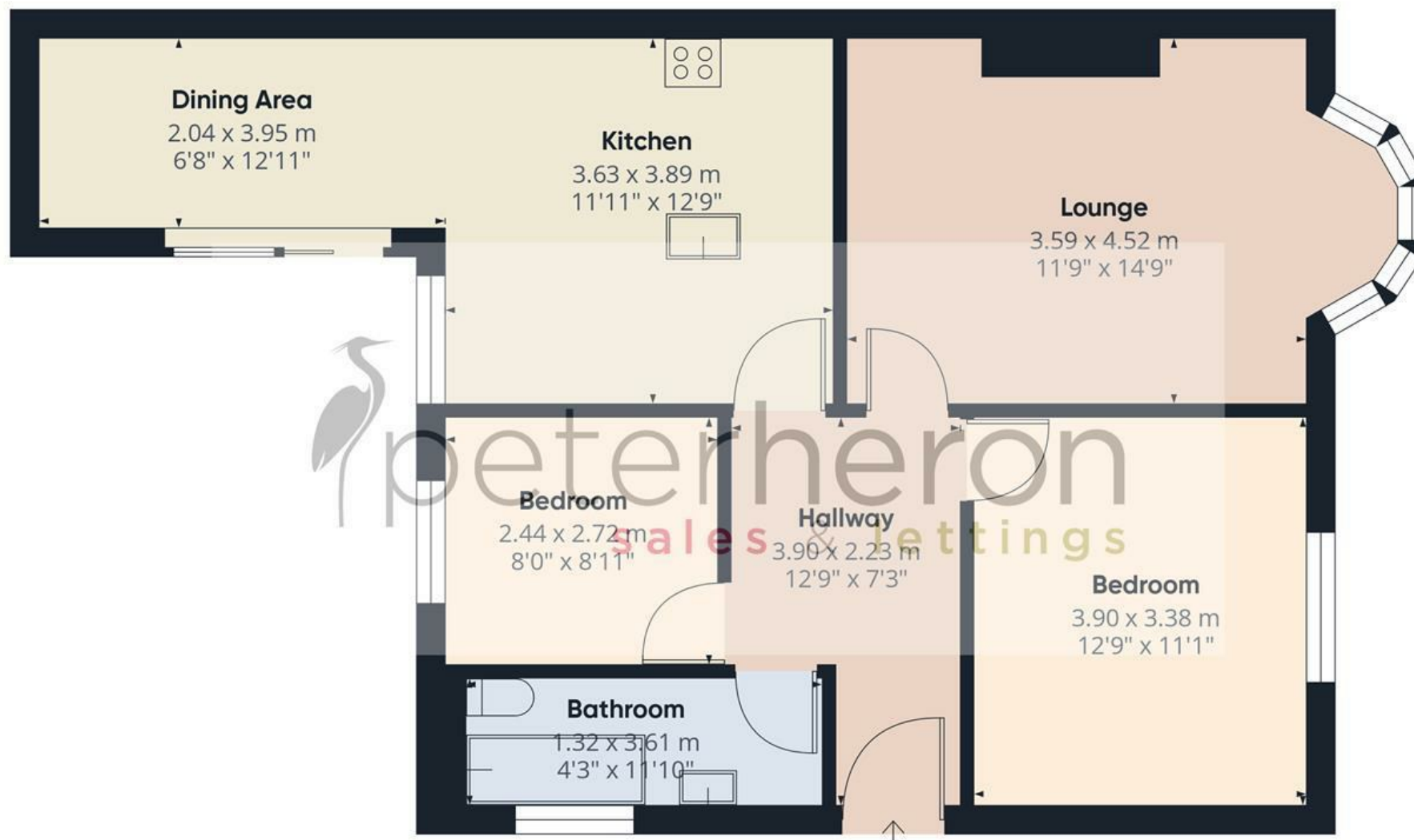
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



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Ground Floor

Approximate total area⁽¹⁾

72.9 m²

784 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.

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