









This three bedroom semi-detached house occupies a superb corner plot within this highly sought-after area of High Barnes. Internally the accommodation briefly includes to the ground floor of a hall with staircase to the first floor, lounge through dining room and a kitchen whilst to the first floor there are three bedrooms and a family bathroom/wc, incorporating a shower cubicle. Externally there is a block-paved driveway providing off street parking and access to the attached single garage, along with delightful gardens to the front, side and rear, laid mainly to lawn. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. With no upper chain involved, early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Porch



Double glazed windows to front and inner door to hall.

Reception Hall



Stairs to first floor with storage under.

Open Plan Lounge/Dining Room 25'8" x 12'5"



Double glazed bay window to front and electric fire. Open plan into dining room.

Dining Room



Double glazed window to rear.

Kitchen 8'3" x 14'4"



Range of wall and base units with countertops over incorporating a double bowl sink and drainer. Integrated double oven with 5 burner electric hobs and extractor. Space for a fridge freezer, washing machine and tumble dryer. Storage cupboard. Double glazed window and door to rear.

First Floor Landing



Double glazed window to side.

Bedroom 1 13'10" x 10'11"



Double glazed bay window to front and built in mirrored fronted wardrobes.

Bedroom 2 11'2" x 10'11"



Double glazed window to rear and built in wardrobes.

Bedroom 3 6'0" x 7'9"



Double glazed window to front and built in wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin, bath and shower cubicle, storage cupboard and double glazed window.

Outside



Deceptively spacious rear garden with lawned and paved areas benefitting from a large shed. Attractive front garden with lawned area and a block paved driveway providing off street parking.

Garage

Access via up and over door. Double glazed window and UPVC door to garden.

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

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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

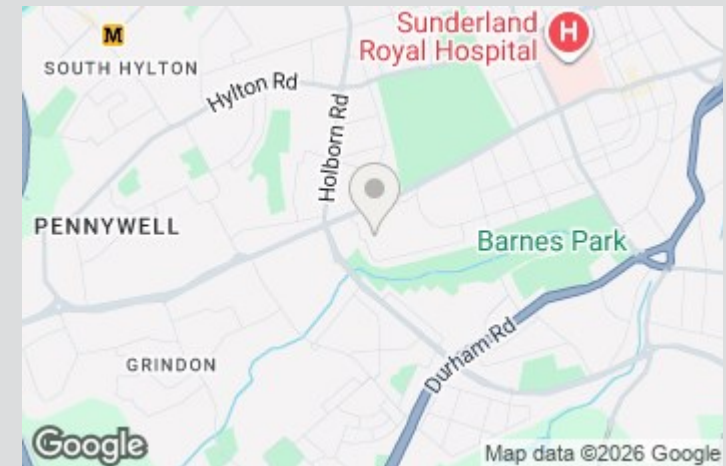
Ombudsman

Peter Heron Estate Agents are members of The Property

Ombudsman and subscribe to The Property Ombudsman Code of Practice.

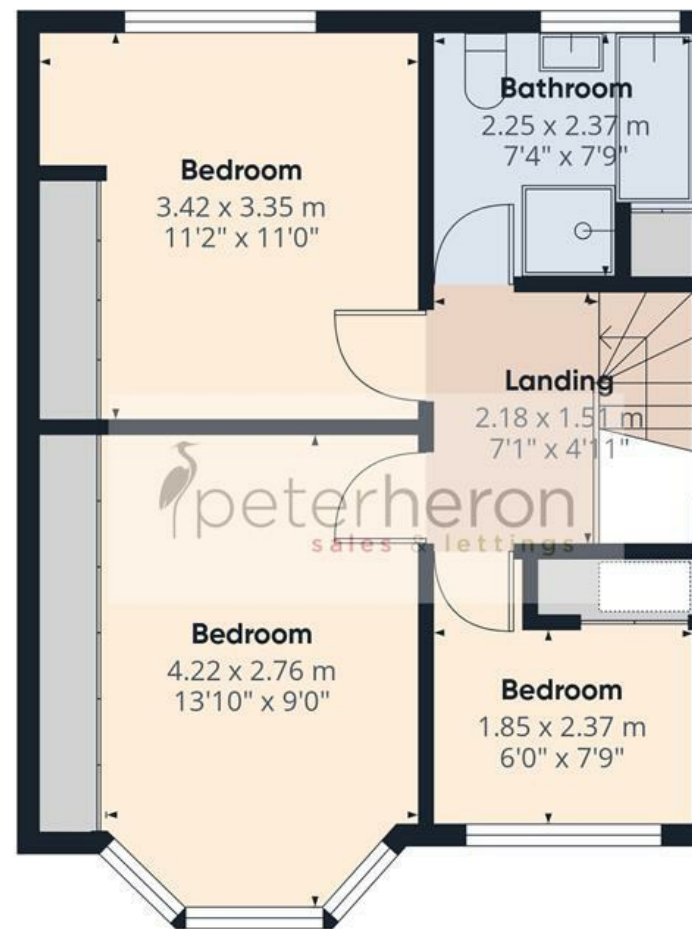
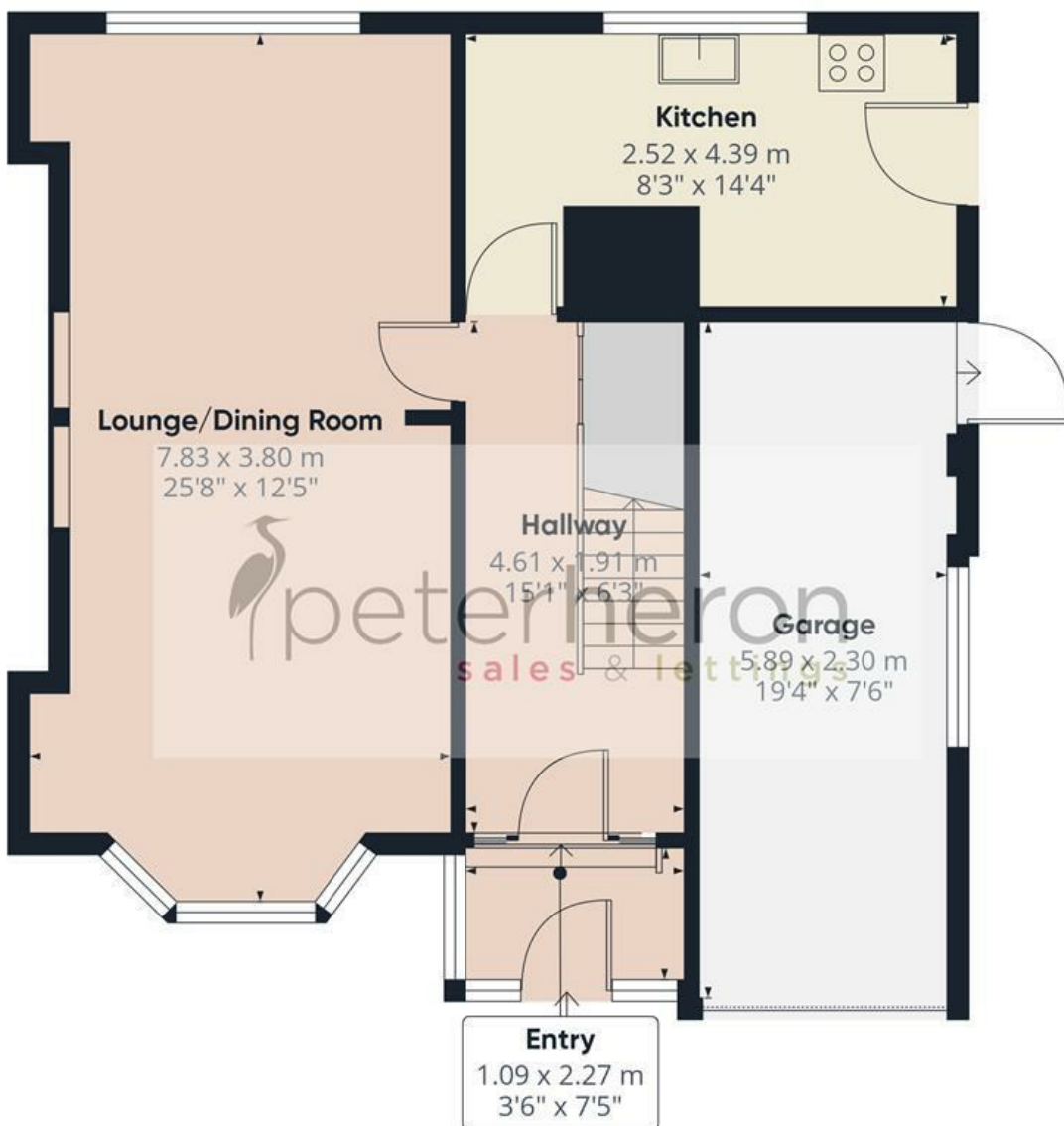
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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Approximate total area⁽¹⁾

102.5 m²

1104 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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