









A most impressive two bedroom semi-detached bungalow situated within this highly sought-after area of High Barnes, available with immediate vacant possession and no upper chain involved. Internally the well presented accommodation is all on one level and includes a hall, lounge with picture window overlooking the rear garden, a superb modern breakfasting kitchen with integrated appliances, two bedrooms, both with fitted wardrobes and a contemporary shower room/wc. Externally there is a delightful garden to the front with a block-paved driveway, garage with remote control roller shutter access door and a wonderful mature garden to the rear with a lawn, patio and established planting. 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. We highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Hall



There is a radiator and doors lead of to the lounge, kitchen, two bedrooms and shower room. Access to a generous partially boarded loft space with fitted ladder.

Lounge 16'11" x 11'6" into alcove



Spacious room with double glazed picture window to the rear overlooking the garden, and two radiators.

Breakfasting Kitchen



Fitted with a range of modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit and a breakfast bar, integrated appliances include a Neff electric oven and a Neff electric induction hob, a CDA microwave, a fridge and a freezer, space has been provided for the inclusion of a washing machine, there are double glazed windows to the side and rear and a double glazed door to the rear garden along with a radiator.

Shower Room



Contemporary shower room with low level WC and concealed cistern, wash hand basin set into vanity unit and a walk in shower with mains fed shower, chrome ladder style radiator, attractive tile walls and floor and a double glazed window.

Bedroom 1 10'10" x 13'11" into bay max measure taken inc fit



Double glazed bay window to the front, radiator and fitted furniture including wardrobes, dressing table and bed side tables.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'0" x 10'5" max measure taken inc fitted furnitu



Double glazed window to the front, radiator and fitted furniture including wardrobes, desk and boot case.

Outside

There is an attractive garden to the front, a long block paved driveway, a single garage with remote control roller shutter access door and a delightful garden to the rear laid mainly to lawn with patio area and established planting.

Council Tax Band

The Council Tax Band is Band C

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are approximately 925 years left on the lease and the Ground Rent is £7.10per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their

Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	66		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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Approximate Floor Area
(63.77 sq.m)

10 Norway Avenue

