

An impressive three bedroom semi-detached house, extended and remodelled by the current owners to an exceptional standard. Internally the stylish and immaculately presented accommodation on the ground floor includes a hall with attractive tiled floor, lounge with bay window to the front and to the rear a fabulous open plan kitchen / dining and family area, featuring an excellent range of units, an island, French doors to the garden and a vaulted ceiling with Velux windows. Completing the ground floor is a useful utility and wash room/wc. To the first floor there are three bedrooms and a stunning family bathroom/wc, incorporating a free standing roll top bath and a walk in shower. Externally there is a garden to the front with a block-paved driveway and an attached garage, whilst to the rear a delightful garden laid mainly to lawn with established planting. This sought after area of High Barnes is ideally placed 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. Viewing highly recommended to appreciate the quality of accommodation on offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to hall.

### Entrance Hall



Attractive tiled floor, radiator and staircase to first floor.

### Lounge 13'6" into alcove x 13'0" into bay



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

### Open Plan Kitchen/Dining & Family Area 18'9" x 16'4"



This fabulous open plan room incorporates the kitchen, dining area and family area.

### Kitchen



Fitted with an excellent range of modern units with work surfaces over incorporating sink unit, feature island with breakfast bar, space for range style cooker and dishwasher, integrated appliances include a fridge and a freezer. Double glazed French door leading out to the rear garden, two radiators, double glazed window to rear and a vaulted ceiling with two Velux windows providing additional natural light. Door to utility.

### Utility 11'5" x 4'3" extending to 7'6"



This useful room has a fitted unit and fitted work surface, space for fridge freezer, washing machine and tumble dryer, radiator, double glazed door to rear garden and a door to WC.

### WC



Low level WC and mini washbasin, chrome ladder style radiator and double glazed window.

### First Floor Landing



Double glazed window, part panelled walls and built in cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 13'5" into bay x 10'9" not including robes



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

## Bedroom 2 13'9" x 10'3"



Double glazed window to rear and radiator.

## Bedroom 3 10'8" x 7'11"



Double glazed window to front, radiator and part panelled walls.

## Bathroom



Contemporary suite comprising of a low level WC, washbasin set into vanity unit, free standing rolled top bath and a walk in shower with mains shower over, period style radiator with heated towel rail, tiled floor, part panelled walls and two double glazed windows.

## Outside



Garden to the front with block paved driveway providing off street parking and access to attached garage, whilst to the rear there is a delightful garden laid mainly to lawn with 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 the Lease Term is 999 years from 29/9/1954 and the Ground Rent is £7.00 per 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

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

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# MAIN ROOMS AND DIMENSIONS

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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

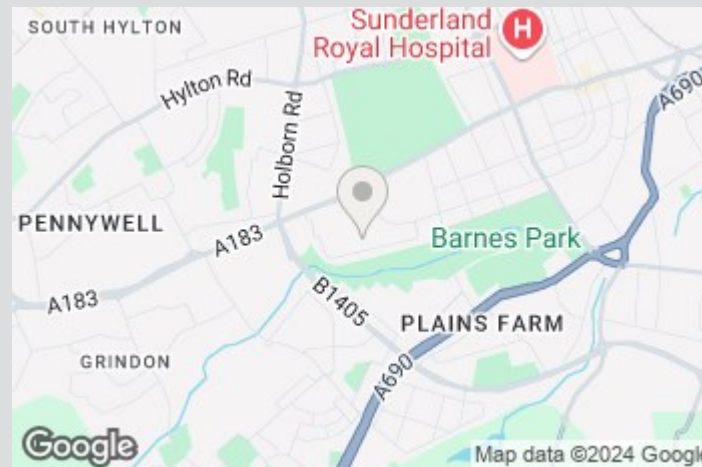
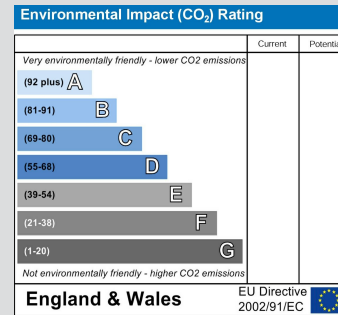
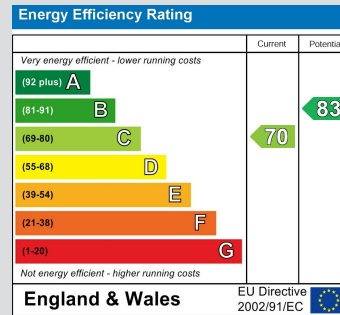
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

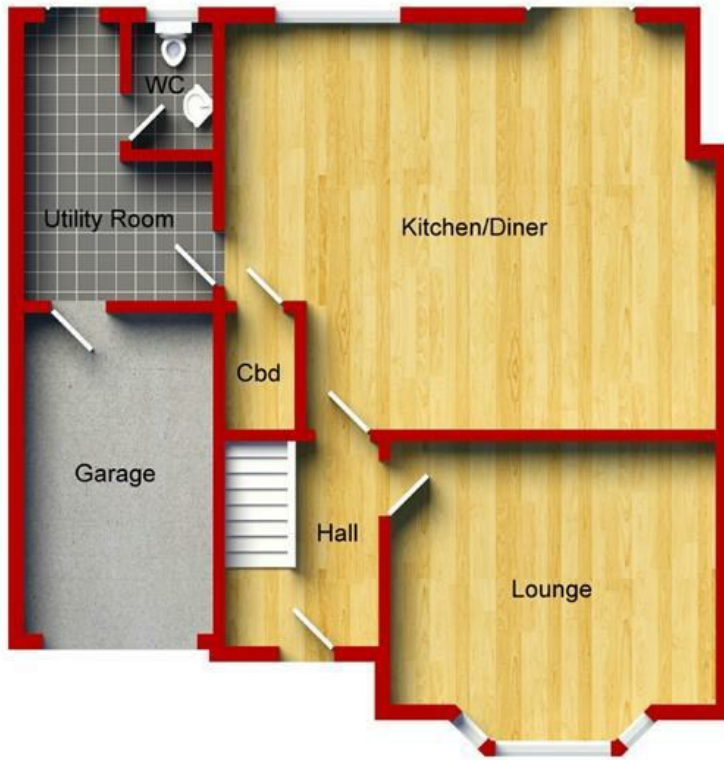
## Ombudsman

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



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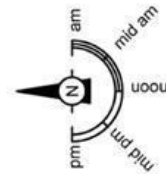
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Ground Floor  
Approximate Floor Area  
(72.50 sq.m)



First Floor  
Approximate Floor Area  
(49.50 sq.m)



12 Woodland Drive