









A delightful, extended three bedroom semi-detached home with a beautiful rear garden situated within this sought-after area of High Barnes. Internally the accommodation on the ground floor includes a hall, two reception rooms and a breakfast room that opens through to a spacious kitchen. On the first floor there are three bedrooms, bathroom and separate wc. The property has great potential but has double glazed windows, gas central heating to radiators and has recently had a wiring upgrade. Externally there is an attached garage and a wonderful mature garden to the rear with a lawn and established, well-stocked borders. This ideal location is close to local amenities, Barnes Park, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. The property Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Hall



With a double glazed window, radiator and staircase to first floor.

Lounge 13'8" into bay x 12'5" into alcove



Double glazed bay window to the front, radiator, feature fireplace and coving to the ceiling.

Sitting Room/Dining Room 15'0" into bay x 12'7" into alcove



Double glazed bay window to the rear providing views over the garden, radiator and feature fireplace with living flame effect gas fire.

Breakfast Room 9'0" x 6'2"



Double glazed window to the rear overlooking the garden, radiator and the room opens through into the kitchen.

Kitchen 13'10" x 9'5"



With wall and base units with work surfaces over incorporating a sink and drainer unit. Space has been provided for the inclusion of a cooker, fridge freezer and a washing machine, there's a double glazed window to the rear, double glazed door to the rear garden and a radiator.

First Floor Landing



With a double glazed window and a loft access hatch with a pull down ladder to a partly floored loft space.

Bedroom 1 12'2" x 11'1"



Double glazed window to the front and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'7" x 8'9" not including wardrobes



Double glazed window to the rear, radiator and fitted sliding door wardrobes.

Bedroom 3 7'9" x 7'0"



Double glazed window to the rear and a radiator.

Bathroom



Pedestal wash hand basin and panelled bath. There are tiled walls, radiator and double glazed window.

Separate WC

With a fitted WC, part tiled walls and double glazed window.

Outside



There's a small garden to the front with an attached garage whilst to the rear there is a delightful garden laid mainly to lawn with established borders containing a variety of plants and shrubs.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band B

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.

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Important Notice Part 2

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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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

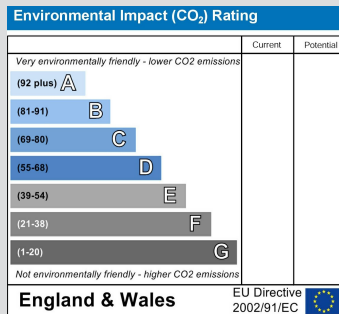
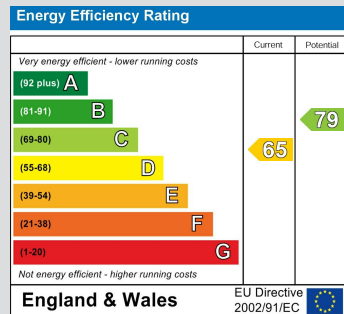
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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