









An extended three bedroom semi-detached home, providing spacious and attractive accommodation, backing on to Barnes Park. Internally the property is accessed via an entrance porch, connecting through to a hall with staircase to the first floor and a cloakroom/wc. There is a generous lounge to the rear, dining room to the front with a bay window, a modern kitchen, connecting through to a useful utility. To the first floor there are three well-proportioned bedrooms and a family bathroom/wc. Externally there is a block-paved driveway, an attached single garage and a delightful garden to the rear. Please note that the property has gas central heating system to radiators however we have been advised by our client that the boiler is not in working order. 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, viewing highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Double glazed window and inner door leading through to hall.

Hallway



Radiator and staircase to first floor with understairs storage cupboard.

Cloakroom/WC



Low level WC and washbasin.

Lounge 20'4" x 12'3" into alcove narrowing to 10'5"



This attractive room has tall double glazed windows to the rear overlooking the garden, double glazed patio door to garden, two radiators, and access through to dining room.

Dining Room 13'5" into bay x 12'2" into alcove



Double glazed bay window to front.

Kitchen 14'4" x 7'5"



Fitted with a modern range of wall and base units incorporating single drainer unit, integrated appliances include a fridge freezer and dishwasher, radiator, double glazed windows to the side and rear, space for range style cooker. Door to utility.

Utility 11'5" x 8'8"



Fitted units and work surface, space for washing machine and tumble dryer, radiator, double glazed window to rear, tall double glazed window to side, double glazed door to garden, further double glazed door to side of the property.

First Floor Landing

Double glazed window to side.

Bedroom 1 13'10" into bay x 8'11"



Double glazed bay window to front, radiator and fitted sliding door wardrobes.

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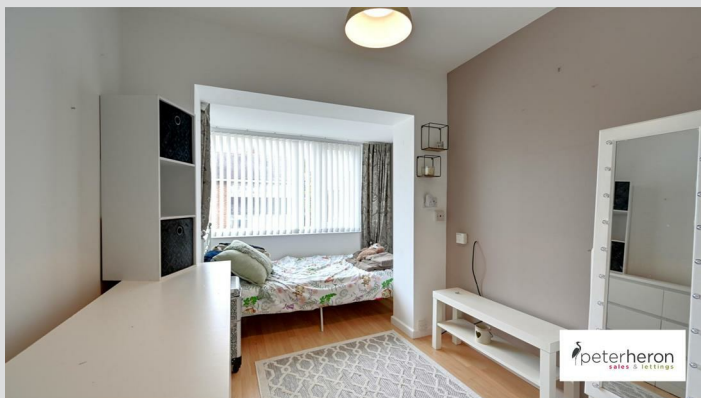
MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'3" x 10'9"



Double glazed window with superb open views over the park, and radiator.

Bedroom 3 12'5" x 7'8"



Double glazed window to front and radiator.

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and panel bath with electric shower over, tiled walls and floor, chrome ladder style radiator and double glazed window.

Outside



Garden to the front with a driveway providing off street parking and access to the single garage. To the rear there is a delightful garden.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

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

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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.

Opening Times

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

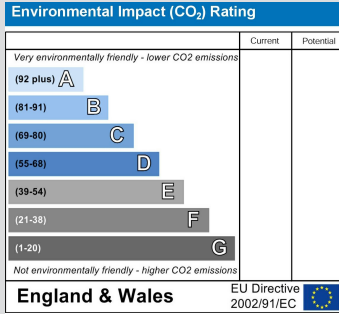
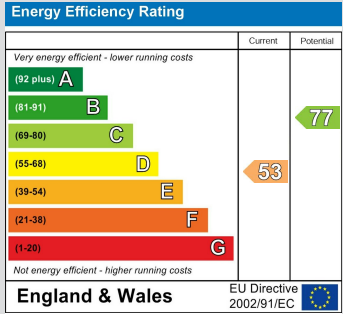
Ombudsman

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

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