









A beautifully presented larger style three bedroom semi-detached home, situated within this highly sought after area of High Barnes. Internally the immaculate accommodation is accessed via an entrance porch that leads through to a superb reception hall with a staircase to the first floor. There is a spacious and impressive lounge through dining room with a bay window to the front and bi-folding doors leading out on to the rear decked area. Completing the ground floor there is a breakfasting kitchen, fitted with an excellent range of units and a selection of integrated appliances. On the first floor there are three bedrooms and a stunning contemporary bathroom/wc, incorporating a shower area. Externally there is a block-paved driveway, an attached garage and a wonderful, low maintenance landscaped garden to the rear. 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. Viewing is highly essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Double glazed window and inner door to

Reception Hall



Impressive hall with radiator, staircase to first floor.

Open Plan Lounge/Dining Room 31'9" max into bay & recess x 12'0"



This room enjoys a dual aspect with double glazed bay window to front and bi-folding doors to the rear leading out onto the decked area, two radiators.

Breakfasting Kitchen 16'2" x 10'2"



Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated oven, hob with extractor chimney over, dishwasher, fridge and freezer, space for washing machine, double glazed window to rear, radiator, double glazed door to rear garden and boiler is concealed behind kitchen unit. Door to garage.

First Floor Landing

Double glazed window to side.

Bedroom 1 14'9" into bay x 9'0" not including robes



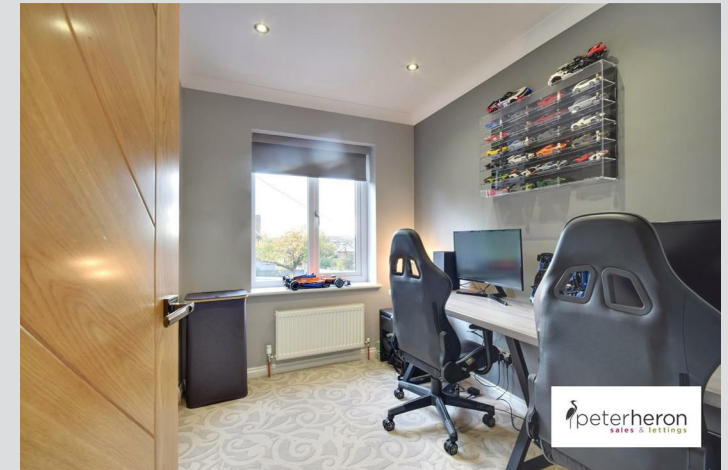
Double glazed bay window to front, radiator, fitted sliding door wardrobes.

Bedroom 2 12'0" x 11'1"



Double glazed window to rear and radiator.

Bedroom 3 8'8" x 6'11"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Stunning bathroom with four piece contemporary suite comprises of low level WC, washbasin set into vanity unit, free standing bath and walk in shower with mains shower over, double glazed window, Velux window, feature radiator, tiled floor, part tiled walls.

Outside



Garden to the front with block paved driveway providing off street parking and access to GARAGE, whilst to the rear there is a delightful landscaped low maintenance garden with artificial grass and composite decking.

Garage 17'9" x 9'10"

Attached garage with up and over access door, internal door to kitchen.

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 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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Fawcett Street Viewings

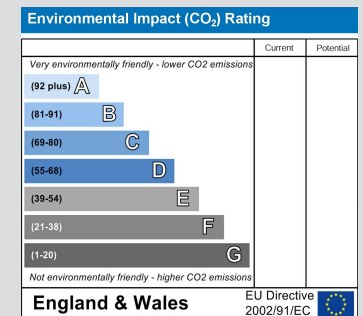
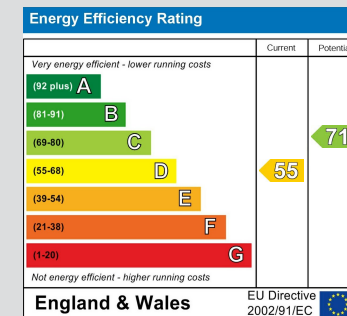
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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MAIN ROOMS AND DIMENSIONS



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