









An impressive three bedroom mid terrace home with a spacious and immaculately presented interior within this sought-after area of High Barnes. Internally the attractive accommodation is accessed via an entrance vestibule with a beautiful tiled floor, leading through to a fabulous reception hall with grand staircase to the first floor. There is a generous lounge to the front with a bay window and delightful decorative ceiling whilst to the rear a dining room with French doors to the rear courtyard. The modern breakfasting kitchen is fitted with an excellent range of units and there is a useful utility. On the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is forecourt area to the front and a pleasant courtyard to the rear with remote control roller shutter access door. 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. We highly advise viewing to appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

With a beautiful tiled floor and an inner part glazed door leading through to the hall.

Reception Hall



An impressive reception hall with a staircase to the first floor and a radiator, doors connect off to the lounge, dining room and breakfasting kitchen.

Lounge 18'8" into bay x 14'2"



This superb spacious room has double glazed bay window to the front with panelling around, a radiator, feature fireplace with living flame effect gas fire, coving to the ceiling, picture rail and a ceiling rose.

Dining Room 15'0" x 14'4" into alcove



With a double glazed French door to the rear, radiator and a feature fireplace with living flame effect gas fire.

Breakfasting Kitchen 16'2" x 8'7"



Kitchen is fitted with a range of modern wall and base units with work surfaces over, incorporating a sink and drainer unit, integrated appliances include a double oven and gas hob with extractor chimney over, space has been provided for the inclusion of a fridge freezer, there is a built in cupboard, radiator and double glazed window, door connects through to the utility.

Utility 11'10" x 7'2"



Fitted base units with work surfaces over, space is provided for the inclusion of a under counter fridge and a washing machine, there is a radiator, double glazed window, double glazed door to the yard and a wall mounted boiler.

First Floor Landing



Radiator and Velux window providing natural light, doors connecting off to the three bedrooms and bathroom.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 15'1" x 13'2"



Double glazed window to the rear, radiator and built in cupboard.

Bedroom 2 13'11" x 13'1"



Double glazed window to the front, radiator.

Bedroom 3 11'2" x 6'4"



Double glazed window to the front, radiator and a loft access hatch with pull down ladder.

Bathroom



Modern suite, low level WC with concealed cistern, wash hand basin set into vanity unit, P shaped panel bath with mains fed shower over, tiled walls, radiator and double glazed window.

Outside



There is a small forecourt area to the front and a courtyard to the rear with a remote control roller shutter access door.

Council Tax Band

The Council Tax Band is Band B

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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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

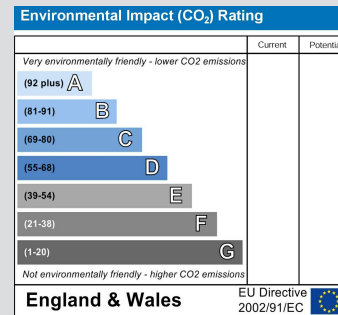
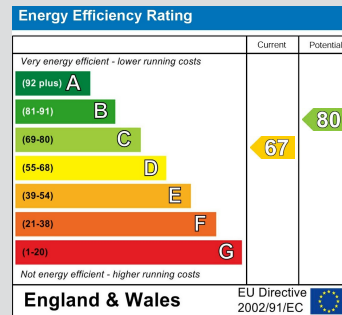
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

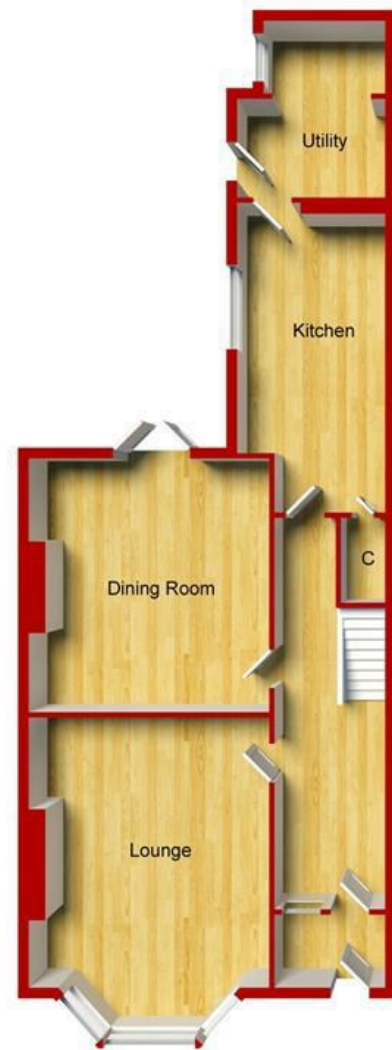
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Ground Floor
Approximate Floor Area
(84.18 sq.m)



First Floor
Approximate Floor Area
(63.27 sq.m)