









A beautifully presented three bedroom semi-detached Dutch bungalow occupying a delightful position within this highly sought-after area of High Barnes. Internally the immaculate accommodation provides spacious and versatile accommodation on the ground floor includes a hall with staircase to the first floor and a generous lounge through dining room enjoying a dual aspect and an impressive feature fireplace. There is a fitted kitchen and a double bedroom, completing the ground floor accommodation. To the first floor there are two bedrooms and a modern bathroom/wc. Externally there is a block-paved driveway, a single garage and attractive gardens to the front and 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. With no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door into the

### Entrance Hall



Attractive hall with staircase to the first floor, radiator and doors connect off to the lounge through dining room, the kitchen and bedroom one.

### Lounge Through Dining Room 24'1" into bay x 11'6" into alcove



This room enjoys a dual aspect with double glazed bay window to the front, double glazed French doors to the rear, there is a most impressive feature lined stone fireplace with living flame effect gas fire, and there is a radiator.

### Kitchen 12'5" x 8'7"



Fitted with a range of wall and base units with work surface over, incorporating a sink and drainer unit, integrated

appliances include an oven and hob, space is provided for the inclusion of a fridge freezer, washing machine and tumble dryer, there is a radiator, double glazed window to the rear, double glazed door to the rear garden a radiator and a built in cupboard that houses the central heating boiler.

### Bedroom 1 12'6" x 9'8"



With a double glazed window to the front and a radiator.

### First Floor Landing



Double glazed window to the side and doors connecting off to bedrooms two and three and bathroom.

### Bedroom 2 8'6" approx measure to sloping ceiling x 10'11" ma



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

### Bedroom 3 10'11" x 8'2" approx measure to sloping ceiling an



Double glazed window to the front, radiator and fitted wardrobes.

### Bathroom



Fitted with a modern suite comprising of a low level WC, wash hand basin set into vanity unit and a bath with mains fed shower over, there is a radiator and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



There is a block paved driveway providing off street parking, there is a single garage, there are attractive well maintained low maintenance gardens to both the front and rear mainly paved with gravelled areas and established panting.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term has 855 year remaining and the Ground Rent is £8 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.

## Council Tax Band

The Council Tax Band is Band C

## 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.

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.

## Important Notice Part 2

All descriptions, dimensions, references to conditions and 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.

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 contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron 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.



