









A beautifully presented three bedroom, two reception room mid terrace home providing spacious accommodation, ideally situated within this popular area of High Barnes. The internal accommodation on the ground floor includes an entrance vestibule, hall, two well proportioned reception rooms, modern kitchen, utility and bathroom. On the first floor there are three good size bedrooms and a shower room. Externally there is a forecourt area to the front and to the rear an enclosed courtyard. This convenient location provides easy access to local shops, Sunderland Royal Hospital, Barnes Park, Sunderland University, Sunderland City Centre and there are excellent connections to major road links including the A19. Benefits of the property include UPVC glazing and gas central heating to radiators. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Entrance Vestibule

Inner door through to the reception hall.

Reception Hall



Staircase to the first floor with under stairs storage cupboard and doors leading off to the lounge, dining room and bathroom.

Lounge 12'5" into alcove x 15'3" into bay



Double glazed bay window to the front, radiator, decorative cornicing to the ceiling, a picture rail, feature fireplace with an electric fire.

Dining Room 12'7" x 12'5" into alcove



Double glazed window to the rear, radiator, decorative cornicing, picture rail, feature fireplace with electric fire and a door to the kitchen.

Kitchen 12'0" x 7'2"



A superb modern kitchen with wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer and a dishwasher, there is a radiator, a double glazed window and a double glazed door to the courtyard.

Bathroom



Three piece suite with a low level WC, pedestal wash hand basin, P shaped panel bath with mains fed shower over, there are attractive tiled walls, double glazed window and a chrome ladder style radiator.

First Floor Landing



Radiator and doors to the three bedrooms and shower room.

Bedroom 1 12'10" x 10'10"



Double glazed window to the front and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'7" x 11'3"



Double glazed window to the rear and a radiator.

Bedroom 3 9'4" x 6'4"



Double glazed window to the front and a radiator.

Shower Room



A modern suite with low level WC, pedestal wash hand basin and step in shower cubicle with mains fed shower, there is tiled walls and chrome ladder style radiator.

Outside



There is a small block paved forecourt to the front, whilst to the rear there is a delightful block paved courtyard with a remote control roller shutter door and the benefit of a storage shed that provides space for a washing machine, tumble drier and a freezer.

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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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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

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MAIN ROOMS AND DIMENSIONS

verification is recommended.

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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

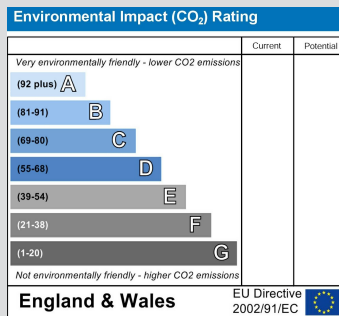
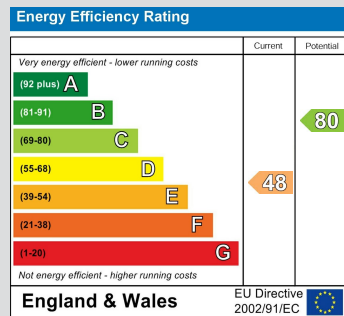


Opening Times

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

Ombudsman

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



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