













A spacious two bedroom, two reception room, double fronted mid terrace cottage, situated on Barnard Street, one of the ever popular 'ABC Streets' in High Barnes. Internally the accommodation is all on one level and includes an entrance vestibule, hall, attractive living room with a bay window to the front, lounge / diner to the rear, kitchen, bathroom/wc and two bedrooms. Benefits of the property include gas central heating to radiators, double glazing and a courtyard to the rear with remote control roller shutter access door. This convenient location is ideal for local amenities, shopping facilities, schools, Sunderland Royal Hospital and provides excellent transport connections. With no upper chain involved, early viewing is essential!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to entrance vestibule.

## Entrance Vestibule

Inner door leading through to hall.

## Hallway



Radiator and doors leading off to living room, lounge/diner and bedroom 2.

## Living Room 16'1" into bay x 11'3" into alcove



Double glazed bay window to front, radiator, feature fireplace and decorative plasterwork to ceiling.

## Lounge/Diner 13'10" into alcove x 13'6"



Double glazed window to rear, radiator, feature fireplace, double doors connecting through to kitchen and a door to bedroom 1.

## Kitchen 10'6" x 9'1"



Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker, fridge freezer and washing machine, double glazed window to side, radiator, wall mounted boiler, door to bathroom.

## Bathroom



Low level WC, pedestal washbasin and panel bath, radiator, double glazed window, fitted storage cabinet.

## Bedroom 1 13'10" x 9'10" into alcove



Double glazed window to rear and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 13'9" x 8'5" into alcove



Double glazed window to front and radiator.

## Outside



Small forecourt area to front and to the rear, a courtyard with a remote control roller shutter access door and also a useful store.

## Council Tax Band

The Council Tax Band is Band A.

## 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:-

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

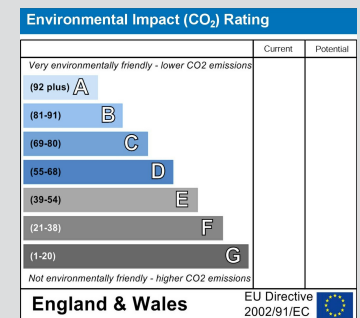
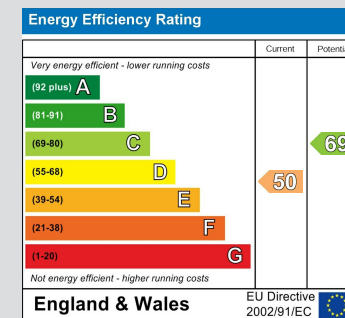
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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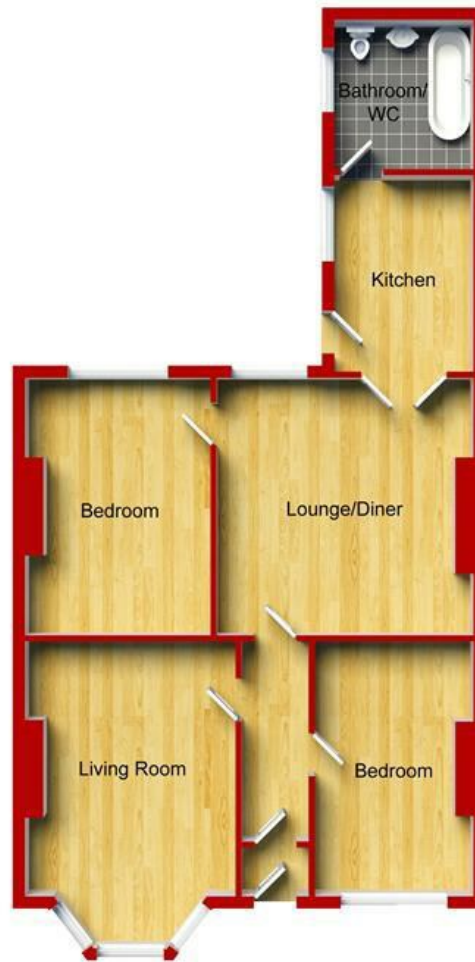
## MAIN ROOMS AND DIMENSIONS



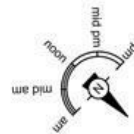
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Ground Floor  
Approximate Floor Area  
(84.14 sq.m)



20 Barnard Street