















This impressive three bedroom, semi-detached home occupies a superb plot on the highly regarded Barnes View, providing wonderful views to the front over the mature garden and towards Barnes Park. The internal accommodation is accessed via an entrance door, leading through to a superb reception hall with a staircase leading up to the first floor. There are two spacious reception rooms and a kitchen with doors leading out to the rear courtyard. On the first floor there are three well-proportioned bedrooms and a family bathroom with separate WC. The gardens are particular feature of this property, well-maintained, with an established garden to the front, laid mainly to lawn with rockery and mature borders. At the rear there is a garden mainly paved and a garage. This ideal location provides easy access to local amenities, shops and schools as well as to Sunderland Royal Hospital and offers transport links to surrounding areas. Available September on an unfurnished basis, early internal inspection is highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door.

## Entrance Hall



With a UPVC double glazed window to the front, radiator, staircase to first floor landing, under stairs storage cupboard and wood effect laminate flooring.

## Lounge 13'5" x 14'11"



Double glazed window to the front, radiator and a gas fire place with mantle and surround.

## Dining Room 13'5" x 15'0"



Double glazed French style doors into the conservatory, radiator, wood effect laminate flooring and gas fireplace with mantle and surround.

## Conservatory



UPVC double glazed windows, 2 radiator's and French style doors to the rear.

## Kitchen 13'6" x 10'5"



Fit with base an eye level units with work surfaces over

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# MAIN ROOMS AND DIMENSIONS

incorporating a sink and drainer unit. There's an integrated oven, hob and extractor hood. There are tiled splashbacks, radiator and a door to the rear.

## First Floor Landing

Double glazed window and a radiator.

## Bedroom 1 13'6" x 12'7" into fitted wardrobes



Double glazed window with views across the park, radiator and fitted wardrobes.

## Bedroom 2 11'6" x 11'3"



Double glazed window, radiator and fitted wardrobes.

## Bedroom 3 13'9" x 10'6"



Double glazed window and a radiator.

## Bathroom



Fit with a pedestal wash basin, step in shower enclosure with shower head over and bath tub. There's a double glazed window and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Separate WC



Fit with a low level WC, double glazed window and tiled walls.

## Loft Space 15'5" x 11'9"



Velux window and a radiator.

## Outside



There is a lawned garden to the front with established planted borders and access to the rear via a side gate. To the rear of the property there is a courtyard area with up and over access door, patio seating areas and access to the garage.

## Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Letting Viewings

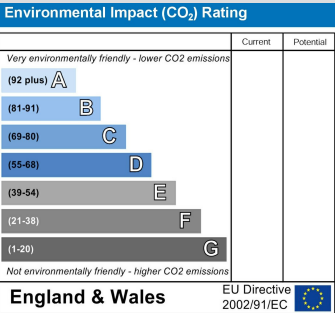
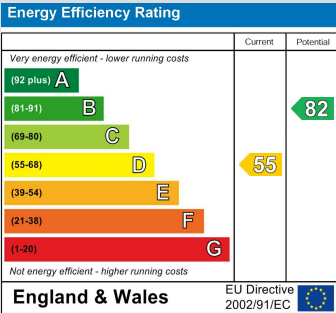
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5106114.

## Opening Times

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