









A stylish and beautifully presented three bedroom mid terrace house with an impressive interior, a delightful rear garden and a garage within this sought-after area of High Barnes. Internally the immaculate accommodation includes a hall with bespoke feature staircase to the first floor. There is a lounge to the front with a bay window and wood burning stove whilst to the rear a fabulous kitchen / diner. From the kitchen / diner there is access to a useful rear porch, currently being used as a utility area. On the first floor there are three bedrooms and a contemporary shower room/wc. Externally there is a small forecourt area to the front, an attractive garden to the rear with artificial grass and a patio area and there is a large garage. The property benefits from gas central heating to radiators and double glazing 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 arranging a viewing to appreciate this impressive home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Attractive wood flooring, feature staircase leading to first floor and radiator.

Lounge 13'7" into bay x 13'8" into alcove



Double glazed bay window to front, radiator, wood flooring and wood burning stove.

Kitchen/Diner 17'10" x 11'10"



This spacious room is fitted with contemporary units with wood working surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob with extractor over, space for fridge freezer, radiator, built in cupboard, double glazed window to rear overlooking the garden, double glazed door to rear porch and wood flooring.

Rear Porch

Fitted base units with work surface over, space for washing machine and tumble dryer, tall double glazed windows and double glazed door to garden.

First Floor Landing



Bedroom 1 12'0" into alcove x 10'11"



Double glazed window to front and radiator.

Bedroom 2 11'11" x 12'0" into alcove



Double glazed window to rear and radiator.

Bedroom 3 7'6" x 6'7" extending to 7'10"



Double glazed window to front and radiator.

Shower Room



Superb contemporary suite comprising of low level WC with concealed cistern, washbasin vanity unit and walk in shower with mains shower, tiled walls and floor, ladder style radiator and two double glazed windows.

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MAIN ROOMS AND DIMENSIONS

Outside



Small forecourt area to front and to the rear an attractive low maintenance landscaped garden with artificial grass and patio. Remote control roller shutter access door.

Garage 15'10" wide x 15'10" long



Detached garage with remote control roller shutter access door and door into rear garden.

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 - Particulars

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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 £300.00 by Movewithus 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

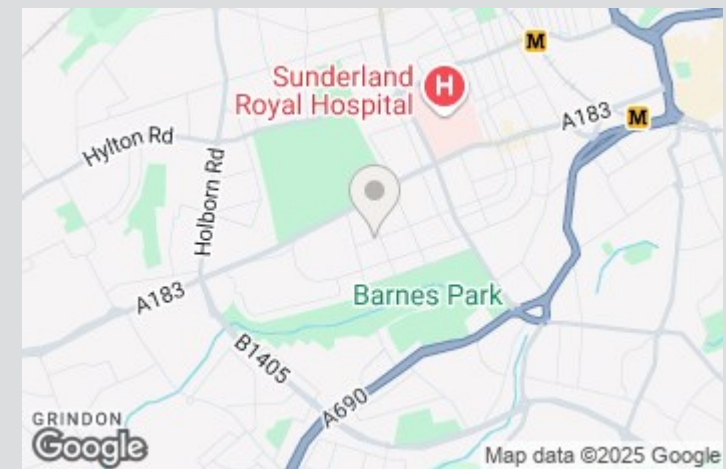
Opening Times

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Vary energy efficient - lower running costs			Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		64	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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