



 peterheron  
sales & lettings

 peterheron  
sales & lettings

Cleveland Road, High Barnes, Sunderland

£165,000







A fabulous three bedroom terrace house, situated at the desirable top end of Cleveland Road, off Ettrick Grove with an impressive, stylish interior including a stunning 20ft breakfasting kitchen. Internally on the ground floor there is a hall with staircase to the first floor, two generously proportioned reception rooms and an outstanding breakfasting kitchen, fitted with an extensive range of quality units, breakfast bar and a selection of integrated appliances. On the first floor there are three bedrooms and a modern shower room/wc. Benefits of the house include a replacement main roof, double glazed windows, gas central heating to radiators and a pleasant, mainly decked courtyard to the rear with electric roller shutter access door. This location provides convenient access to local amenities, shops and schools as well as to Sunderland Royal Hospital and to transport connections. Viewing highly recommended to fully appreciate this superb home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door to

## Hall



There is a radiator, staircase to the first floor with under stairs storage cupboard.

## Lounge 14'4" into bay x 11'1" inc alcove



Double glazed bay window to the front with shutter, there is a radiator, coving to the ceiling, an impressive inset contemporary wood burning stove, fitted shelving into the alcoves and double doors leading through into the sitting room.

## Sitting Room 13'5" into alcove x 15'1"



Double glazed window to the rear and a radiator.

## Breakfasting Kitchen 20'8" x 7'8"



Stunning kitchen fitted with an excellent range of units with work surface over, incorporating a breakfast bar and a sink unit, integrated appliances include a Bosh electric oven, and an AEG electric hob, fridge, a freezer and a Bosh slimline integrated dish washer, space has been provided for the inclusion of a washing machine, there are double glazed French doors leading out to the decked area, double glazed window, tall feature radiator and there is a wine cooler.

## First Floor Landing

With doors leading off to the three bedrooms and shower room.

## Bedroom 1 12'7" x 9'1" not inc robes



Double glazed window to the front with shutters, radiator, built in wardrobes and a feature part panelled wall.

## Bedroom 2 9'9" x 6'9"



Double glazed window to the rear and a radiator.

## Bedroom 3 7'1" x 6'5"



Double glazed window to the front with fitted shutters and there is a radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Shower Room



Modern suite with low level WC with concealed cistern, wash hand basin set into vanity unit and a walk in shower with mains fed shower, there is a chrome ladder style radiator, a range of fitted storage cabinets and a double glazed window.

## Outside



To the front of the property there is a small forecourt area and to the rear there is an attractive courtyard mainly decked with a remote control roller shutter access door.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band B.

## 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

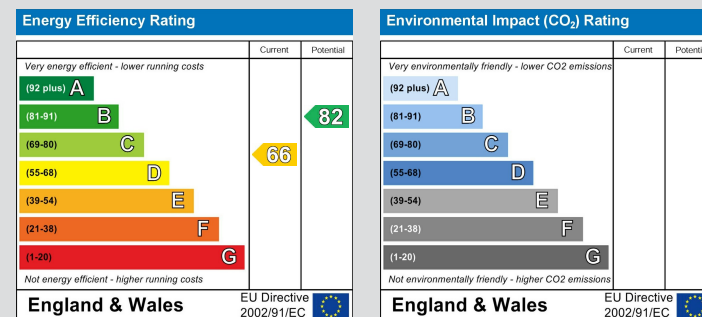
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

