

A delightful three bedroom mid terrace cottage, situated on Eastfield Street, one of the ever popular 'ABC Streets' in High Barnes. Internally the accommodation is all on one level, it would benefit from some general updating, allowing potential for a new owner to modernise to their own requirements. Accessed via an entrance vestibule, leading through to a hall, there is a lounge, breakfast room, connecting through to a kitchen, a wet room/wc and three bedrooms, one with an en-suite/wc. There is a loft access hatch with a pull down ladder leading up to a floored and boarded out loft space with two sky light windows. Benefits of the property include gas central heating to radiators (where stated), double glazed windows and a courtyard to the rear. 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 advised.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

Inner part glazed door to

Hall

Radiator.

Lounge 15'11" into alcove x 15'1"



Double glazed French door to rear courtyard, radiator, feature fireplace and door to breakfast room and bedroom 3.

Breakfast Room 12'1" x 8'7"



Double glazed window looking into to the courtyard, radiator, double glazed door to courtyard and archway leading through to kitchen.

Kitchen 9'4" x 8'7"



Wall and base units with work surfaces over, 1 1/2 bowl sink and drainer unit, integrated oven and hob, space for washing machine, radiator, double glazed window and door to wet room.

Wet Room



Low level WC, pedestal washbasin and wet area with mains shower, two double glazed windows and radiator.

Bedroom 1 17'0" into bay x 12'3"



Double glazed bay window to front, radiator, coving to ceiling and door to en-suite.

En-Suite

Low level WC, pedestal washbasin and shower area (we have been advised by our client that this shower is no longer in working use), radiator and extractor fan.

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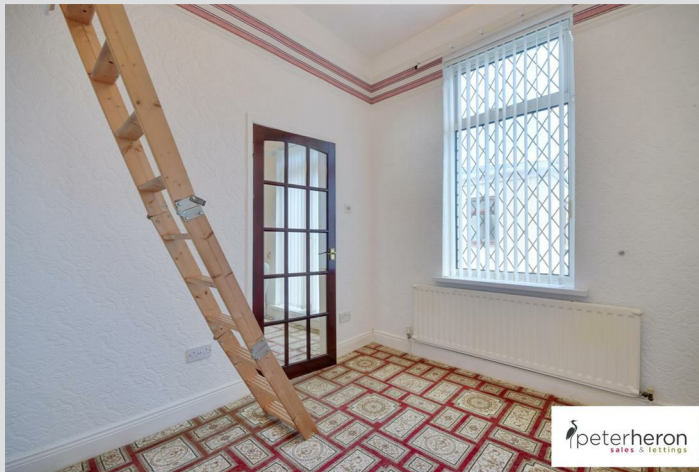
MAIN ROOMS AND DIMENSIONS

Bedroom 2 14'1" x 8'4" max including wardrobes



Double glazed window to front, radiator and fitted wardrobes.

Bedroom 3 9'10" x 8'7"



Double glazed window to rear, radiator and loft access hatch with pull down ladder to floored and boarded out loft with two sky light windows.

Loft Space



Outside



Small forecourt area to the front and an attractive courtyard to the rear.

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:-

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.

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MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

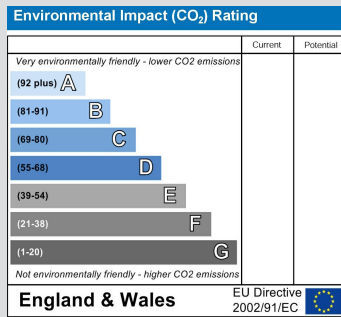
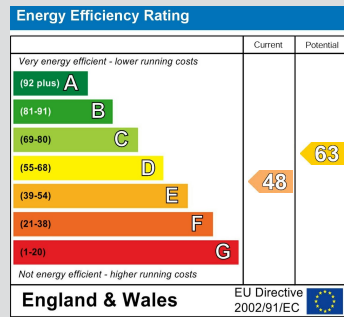
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

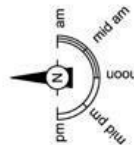


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Approximate Floor Area
(95.50 sq.m)



3 Eastfield Street