













A beautifully presented and deceptively spacious three bedroom semi-detached Dutch bungalow occupying a wonderful cul-de-sac position within this highly sought-after area of High Barnes. Internally the immaculate accommodation on the ground floor includes an entrance porch that leads through to a superb reception hall with staircase to the first floor. There is a delightful lounge with a feature fireplace, a modern breakfasting kitchen, a double bedroom and a bathroom/wc, completing the ground floor accommodation. To the first floor there are two further bedrooms. Externally there is a garden to the front with a long driveway, a side paved area and to the rear a wonderful garden with a lawn, mature planting and a decked area. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. With no upper chain involved, early viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Porch

With double glazed windows and an inner door leading through to

## Reception Hall



Spacious and impressive reception hall with staircase to the first floor, radiator and a useful walk in cupboard, providing storage space and also housing the boiler, doors from the reception hall connect off to the lounge, breakfasting kitchen, bedroom one and bathroom.

## Lounge 16'8" maximum x 11'10" into alcove



This delightful room has a double glazed window to the front, radiator, attractive panelled walls, a feature fireplace with living flame effect gas fire and coving to the ceiling.

## Breakfasting Kitchen 13'3" x 10'10"



Fitted with a range of modern wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven, hob with extractor over, dishwasher, fridge and a freezer, space has been provided for the inclusion of a washing machine, there is a radiator, double glazed window to the side, further double glazed window looking into the conservatory and double glazed French door providing access into the conservatory.

## Conservatory 10'9" x 8'11"



Double glazed French doors providing access out to the garden and there are double glazed windows.

## Bedroom 1 14'7" into bay x 11'10" max measure inc fitted rob



With a double glazed box style bay window to the rear overlooking the garden and a radiator, fitted wardrobes and partly panelled walls.

## Bathroom



Modern suite with a low level WC with concealed cistern, wash hand basin set into vanity unit and a panel bath with mains fed shower over, there are tiled walls and floor, a radiator and a double glazed window.

## First Floor Landing



With doors to bedrooms two and three.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 9'2" x 14'1"



Approximate measurements as a sloping ceiling. Velux window, radiator and storage built into the eaves.

## Bedroom 3 7'2" x 6'6"



Approximate measurements as a sloping ceiling. Velux window, radiator and storage built into the eaves.

## Outside



To the front of the property there is a long driveway and an attractive garden laid with lawned area and mature shrubs whilst to the rear there is a superb garden with a lawned area, decking, gravelled and paved areas along with mature planted borders.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 29/09/1954 and the Ground Rent is £7.10.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band C.

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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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

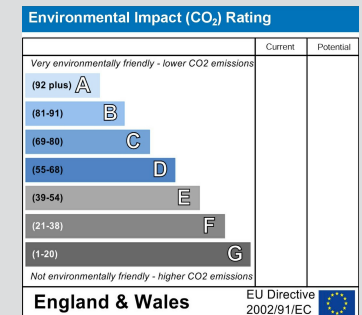
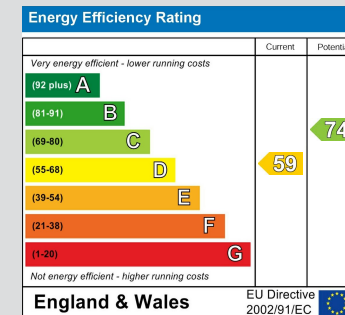
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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