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Kitchener Street, High Barnes, Sunderland

£109,950







An impressive two bedroom cottage providing immaculate accommodation all on one level. Internally comprising of a hall, lounge, a modern kitchen, two bedrooms and a bathroom/wc. The property benefits from gas central heating to radiators, double glazing and a courtyard to the rear. This convenient location provides easy access to local amenities, shops and schools as well as offering excellent transport links to surrounding areas. We highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door and wooden inner door to hall.

Entrance Hall



Doors to bedrooms and lounge.

Lounge 13'0" x 11'3"



Double glazed window to the rear, electric fire and a door to the kitchen.

Kitchen 10'3" x 7'6"



Wall and base units with wood effect work surfaces over

incorporating single bowl sink and drainer unit with mixer tap, integrated appliances include oven, gas hob and extractor fan. Space provided for fridge freezer and washing machine.

Rear Hall

Wooden door to the rear and door to the bathroom.

Bathroom



Low level WC, washbasin and bath with shower over, double glazed window to the rear and chrome heated towel rail.

Bedroom 1 13'5" x 12'7"



Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2 10'9" x 6'8"



Double glazed window to the rear and radiator.

Outside



Low maintenance courtyard with roller shutter providing off street parking.

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MAIN ROOMS AND DIMENSIONS

Council Tax Band

The Council Tax Band is Band

Tenure Freehold

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

Important Notice

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. 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.

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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

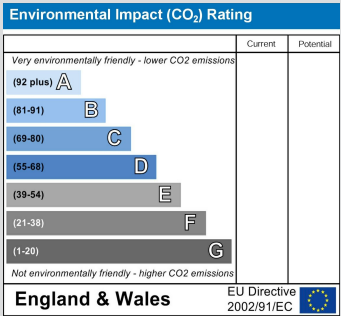
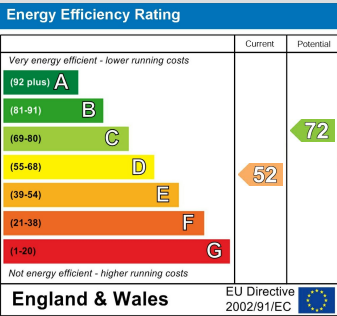
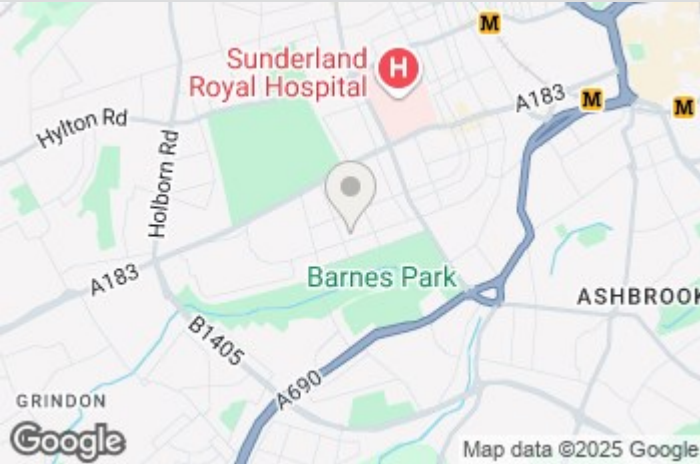
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

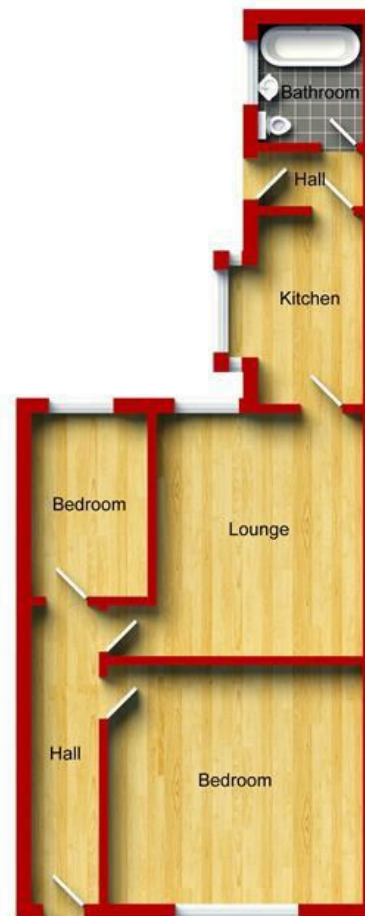
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Ground Floor
Approximate Floor Area
(58.10 sq.m)



33 Kitchener Street