

A four bedroom, two reception room mid terrace, double fronted cottage, providing spacious accommodation, ideally situated on Sydenham Terrace within this popular area of High Barnes. The internal accommodation on the ground floor includes an entrance vestibule, hall, impressive lounge to the front with a bay window and decorative corncicing and a dining room to the rear connecting through to the kitchen and bathroom/wc. Completing the ground floor is a fourth bedroom and a study area with a useful walk-in storage cupboard and staircase to the first floor. On the first floor there are three well-proportioned bedrooms. Externally there is a small forecourt area to the front and to the rear a yard. This convenient location provides easy access to local shops, Sunderland Royal Hospital, Barnes Park, Sunderland University, Sunderland City Centre and there are excellent connections to major road links including the A19. Benefits of the property include UPVC glazing and gas central heating to radiators. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Vestibule

There is an inner door leading through to the hall.

Hall

With a radiator.

Lounge 15'0" into bay 12'1" into alcove



Double glazed bay window to the front, radiator, decorative corning and a feature fireplace.

Dining Room 12'4" x 13'3"



Double glazed window to the rear, radiator and built in cupboard.

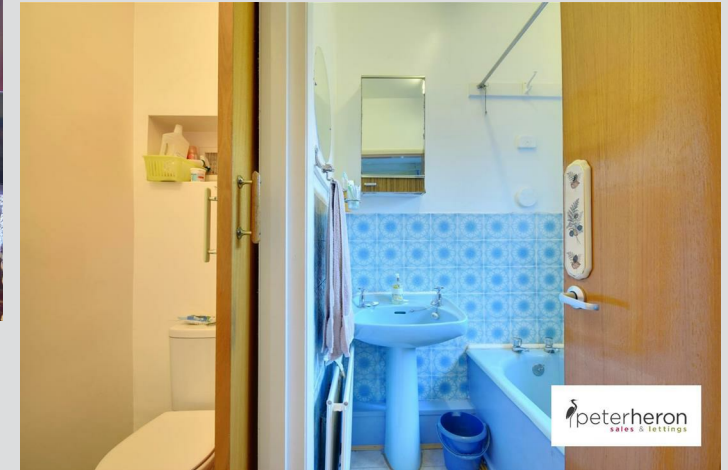
Kitchen 7'10" x 12'7"



Fitted base units with work surface over incorporating a sink

and drainer unit, spaces have been provided for the inclusion of a cooker, fridge freezer and a washing machine, there is double glazed window, double glazed door to the yard, radiator and door to the bathroom.

Bathroom



Low level WC, pedestal wash hand basin, panel bath, radiator and double glazed window.

Visit 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

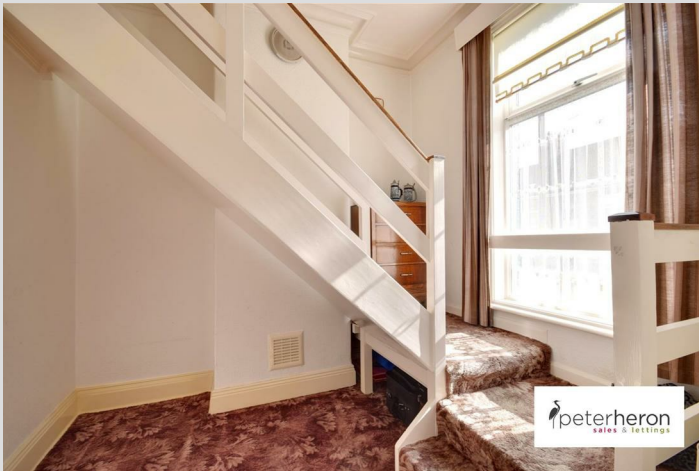
MAIN ROOMS AND DIMENSIONS

Bedroom 4 9'8" x 13'5"



Double glazed window to the rear and a radiator.

Study Area



A versatile space with staircase to first floor, a useful walk in storage cupboard, double glazed window to the front and radiator.

First Floor Landing

With doors to the bedrooms one, two and three.

Bedroom 1 10'7" x 10'8" plus 7'5" x 6'9"



L shaped room, the spacious room has two double double glazed window to the front and two radiators.

Bedroom 2 11'0" x 10'7"



Double glazed window to the rear and a radiator.

Bedroom 3



Double glazed window to the rear and a radiator.

Visit 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

Outside



There is a small forecourt area to the front and a courtyard to the rear with a shed and gated access to the rear lane.

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.

Fawcett Street Viewings

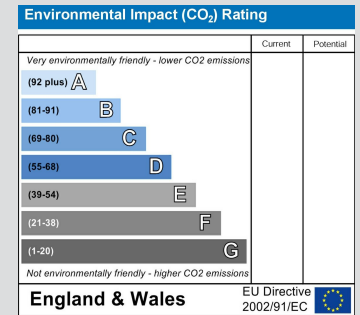
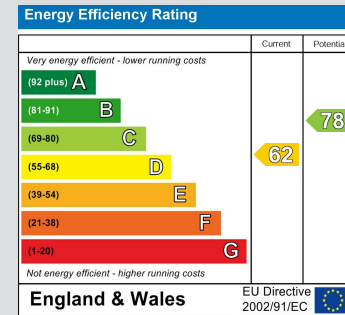
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

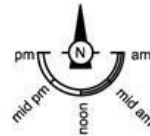


Visit www.peterheron.co.uk or call 0191 510 3323

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



Ground Floor
Approximate Floor Area
(77.73 sq.m)



Room In Roof
Approximate Floor Area
(37.54 sq.m)