

An attractive two / three bedroom double fronted semi-detached bungalow situated within this highly sought-after area of High Barnes. Internally the accommodation is all on one level and includes an entrance vestibule, hall, lounge with bay window, dining room / third bedroom, kitchen, two bedrooms and a bathroom/wc. Externally there is a delightful garden to the front with a block-paved driveway, garage, ideal for storage and a wonderful mature garden to the rear with a lawn and established planting. 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, we highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door to hall.

Entrance Hall



Two radiators.

Lounge 16'2" into bay x 12'0" into alcove



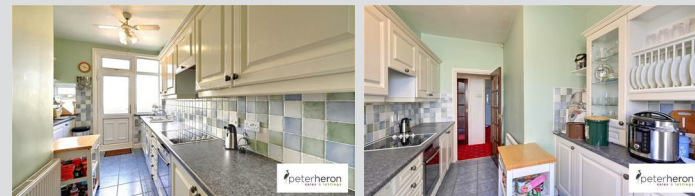
Double glazed bay window to front, radiator and feature fireplace with electric fire.

Dining Room/Bedroom 3 15'7" into bay x 12'0" into alcove



This versatile room is currently used as a reception room but would also be ideal as a bedroom. Double glazed bay window to rear, radiator and fireplace with electric fire.

Kitchen 12'6" x 5'4" extending to 8'8"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and electric hob, fridge and freezer, space for washing machine, tiled floor and radiator.

Bedroom 1 12'2" into bay x 12'6"



Maximum measurements including fitted furniture, double glazed bay window to front and radiator.

Bedroom 2 9'9" x 7'10"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



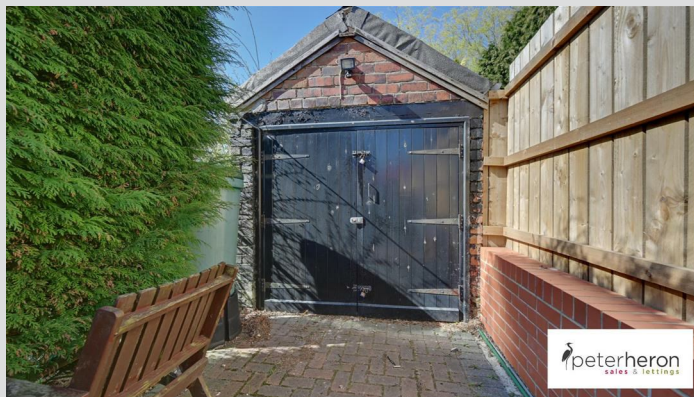
Low level WC, washbasin and panel bath with shower attachment, towel radiator, tiled walls and floor, and two double glazed windows.

Outside



To the front of the property there is an attractive lawn garden with planted borders and block paved driveway providing off street parking which leads down the side of the property. To the rear there is a beautiful mature garden with lawn, patio and established plants and shrubs.

Detached Garage 13'1" x 6'8"



The garage is ideal for storage purposes and has double timber access doors and single glazed window.

Council Tax Band

The Council Tax Band is Band C.

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 13/5/1936 and the Ground Rent is £5.25 per annum.

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.

Important Notice - Particulars

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

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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.

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

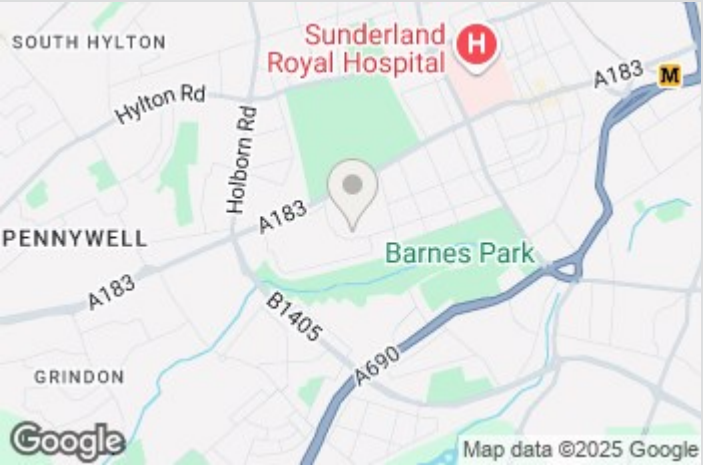
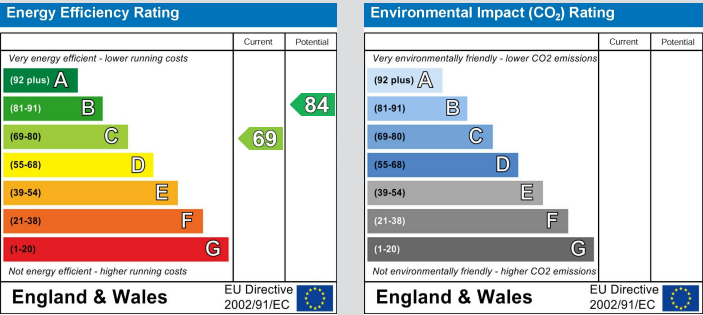
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MAIN ROOMS AND DIMENSIONS

Ombudsman and subscribe to The Property Ombudsman Code of Practice.

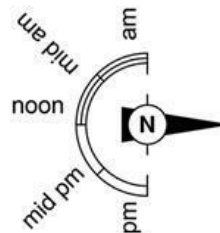


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Ground Floor
Approximate Floor Area
(77.90 sq.m)



38 Westfield Grove