









An attractive three bedroom, two reception room mid terrace, double fronted cottage, providing generously proportioned accommodation, ideally situated within this popular area of High Barnes. The internal accommodation on the ground floor includes a hall, two reception rooms, a modern kitchen, a bathroom/wc and a double bedroom. There versatile area, ideal as a study with a staircase leading up to the first floor where there are two further spacious bedrooms, with walk in wardrobes. Externally there is a small forecourt area to the front and a courtyard to the rear with a roller shutter access door, providing off street parking. 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. We highly recommend viewing, to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to entrance hall.

Hall



Radiator, door to the lounge, dining room and study.

Lounge 13'7" x 11'8" into alcove



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

Dining Room 13'3" x 11'8"



Double glazed French doors to the rear, radiator, feature fireplace, two storage cupboards, door to the bedroom and a door to the kitchen.

Kitchen 9'9" x 6'9"



Range of wall and base units with work surfaces over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, gas hob, and cooker hood, space provided for a fridge freezer and a washing machine, double glazed window to rear and a door to the bathroom.

Bathroom



Low level WC, wash hand basin, bath with shower tap, double radiator and double glazed window to rear.

Bedroom 1 11'10" x 10'9"



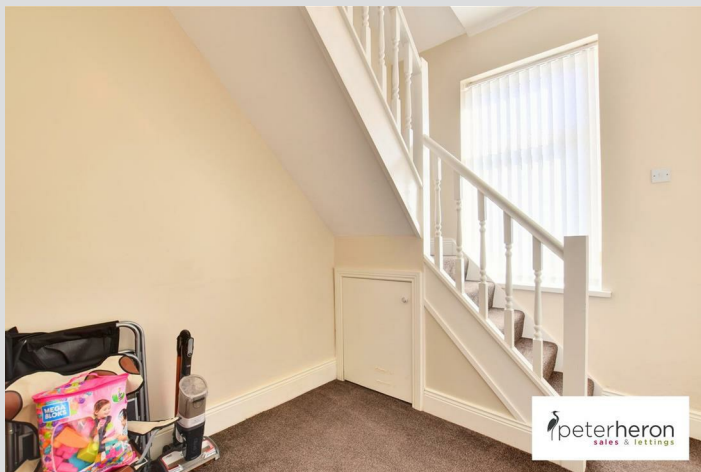
Double glazed window to rear and a radiator.

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

Rear Hall 11'8" x 8'0" including staircase

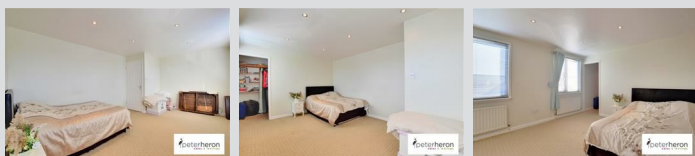


Double glazed window to front, radiator and stairs to the first floor.

First Floor Landing

Doors to bedrooms two and three and to the bathroom.

Bedroom 2 16'4" x 10'11"



Two double glazed windows to front, two radiators and walk in wardrobe.

Bedroom 3 11'9" x 9'8"



Double glazed window to rear, radiator, and walk in wardrobe.

Bathroom



Low level WC, wash hand basin, bath and double glazed window to the rear.

Outside

Low maintenance forecourt and courtyard, with roller shutter and outhouse to the rear.

Tenure FH

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

Council TaxBand

The Council Tax is Band A.

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.

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.

Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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

Ombudsman

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

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

