









An impressive three bedroom mid terrace house with a stylish interior and a delightful garden within this sought-after area of High Barnes. Internally the immaculate accommodation is accessed via a hall with staircase to the first floor. There is a spacious lounge to the front with a bay window that opens through to a fabulous kitchen / diner, fitted with a range of modern units, a feature island and French doors to the rear garden. On the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is a small forecourt area to the front and an attractive garden to the rear with artificial grass and a patio area. The property also benefits from a garage to the rear with a remote control roller shutter access door. This ideal location is close to local amenities, Barnes Park, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. We highly advise viewing to appreciate this home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall

Double glazed window, staircase to first floor, radiator and the hall opens through into kitchen/diner.

Lounge 13'5" into bay x 13'4" into alcove



Double glazed bay window to front, radiator, coving to ceiling and the room opens through into the kitchen/diner.

Kitchen/Diner 19'10" max into alcove x 11'0"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, feature island unit, integrated appliances include and electric oven and electric hob, space for fridge freezer and washing machine, double glazed door to rear, box style bay with central double glazed door out to the rear with tall double glazed windows to sides.

First Floor Landing



Bedroom 1 12'1" into alcove x 11'1"



Double glazed window to front and radiator.

Bedroom 2 11'2" x 12'2" into alcove



Double glazed window to rear and radiator.

Bedroom 3 7'4" x 7'2"



Double glazed window to front and radiator.

Bathroom



Contemporary suite with low level WC, washbasin set into vanity unit and panel bath with shower attachment, feature radiator, tiled walls and floor, 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

Outside



Forecourt area to the front. Delightful low maintenance garden to the rear with artificial grass, block paved patio and planted borders.

Garage

Located to the rear, with remote control roller shutter access door, UPVC double glazed window and a door providing access into the garden.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. 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 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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

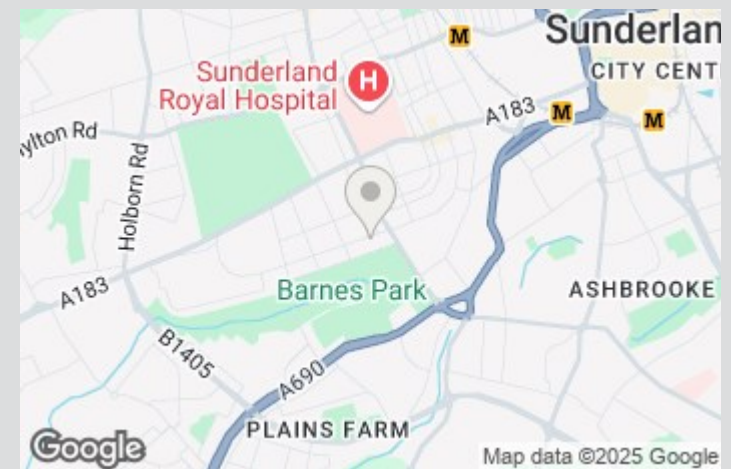
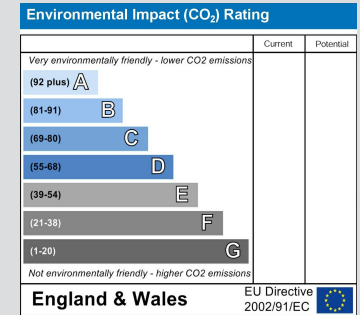
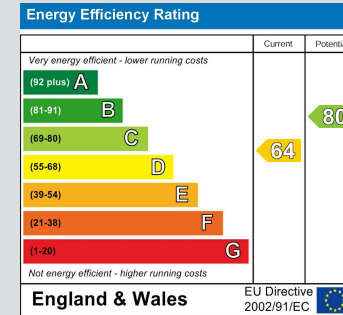
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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

