









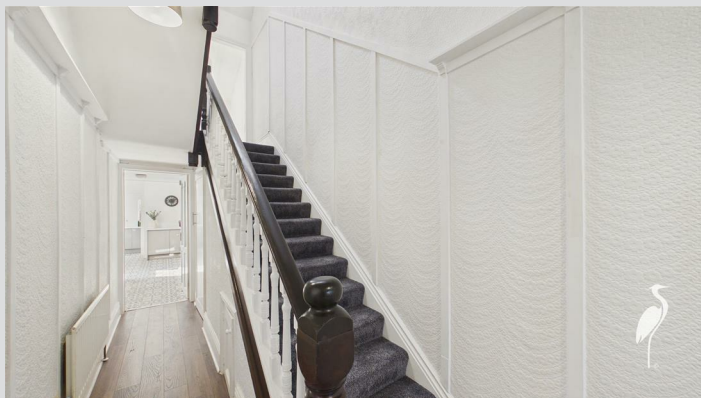
This refurbished and modernised three bedroom mid terrace home provides an impressive standard of accommodation within this sought-after area of High Barnes. Internally the well presented interior on the ground floor includes a reception hall with staircase to the first floor, there are two generous reception rooms, a fabulous contemporary kitchen, a useful utility and a wet room/wc. On the first floor there are three bedrooms and a modern bathroom/wc. Externally there is a town garden to the front, a courtyard to the rear and a garage. 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. With immediate vacant possession and no upper chain involved, we highly recommend viewing to appreciate this superb home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Reception Hall



Radiator and stairs to first floor.

### Lounge 18'10" x 13'6"



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

### Dining Room 16'11" x 11'9"



Double glazed window to rear, feature fireplace and radiator.

### Kitchen 16'8" x 8'11"



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer taps integrated oven, electric hob and hood, fridge freezer and dishwasher. Radiator, double glazed window to rear and door to utility.

### Utility 5'10" x 9'0"



Base units with countertops over providing space for washing machine and tumble dryer. Double glazed window and UPVC door to rear.

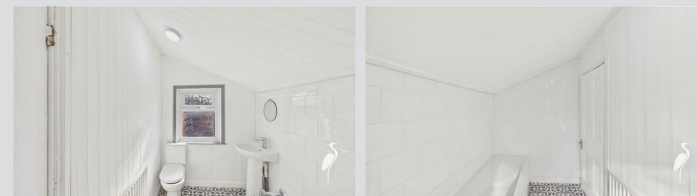
## Wet Room



Low level, washbasin and shower.

## Half Landing

### Bathroom



Low level WC, washbasin and bath, double glazed window and radiator.

## First Floor Landing



Storage cupboard, radiator, Velux window and access point to fully boarded loft.

Visit [www.peterheron.co.uk](http://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 1 17'0" x 10'5"



Double glazed window to rear, storage cupboard and radiator.

## Bedroom 2 14'9" x 9'8"



Double glazed window to front, radiator and storage cupboard.

## Bedroom 3 9'6" x 6'7"



Velux window and radiator.

## Outside



Rear courtyard with a garage accessed via electric roller shutter.

## Garage 16'6" x 8'2"

## 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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

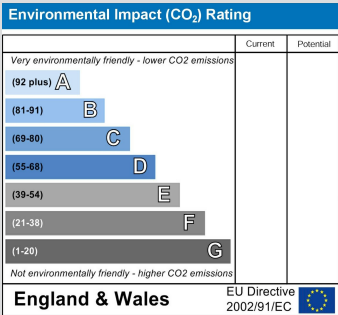
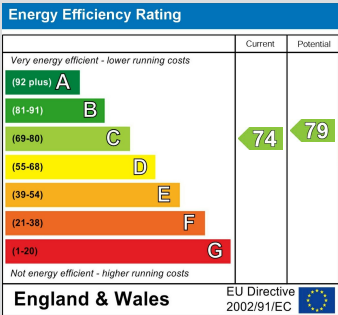
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

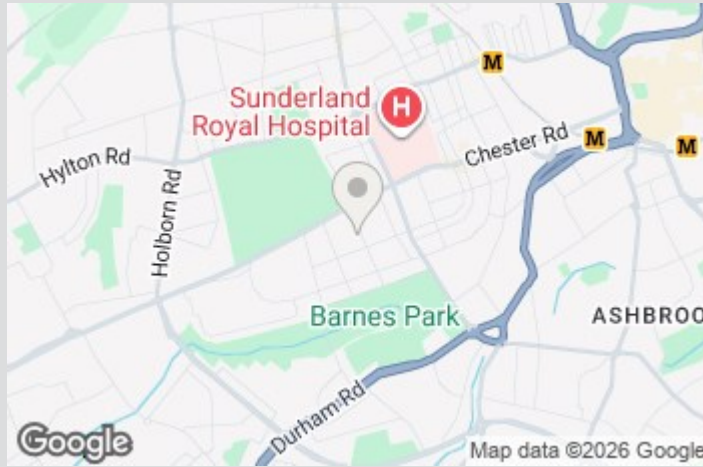
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit [www.peterheron.co.uk](http://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



Visit [www.peterheron.co.uk](http://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



Approximate total area<sup>(1)</sup>

125.7 m<sup>2</sup>

1353 ft<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>

6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

