















A beautifully appointed three bedroom mid terrace house, ideally situated within this sought-after area of High Barnes. Internally the accommodation is accessed via an entrance porch, leading through to an impressive hall with staircase to the first floor. There is a lounge to the front and fabulous, stylish breakfasting kitchen to the rear with an island and French door leading out on to the garden. On the first floor there are three bedrooms and a contemporary shower room/wc. Externally there is a town garden to the front and a delightful landscaped garden to the rear with a lawn, patio and remote control roller shutter access providing off street parking, if required. The property also benefits from a garage with a remote control roller shutter access door. This convenient 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 arranging a viewing to appreciate this outstanding home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Porch

Double glazed windows and door to hall.

## Hallway



Staircase to first floor with understairs storage cupboard and radiator.

## Lounge 13'3" into alcove x 14'2"



Two double glazed windows to front, radiator and feature fireplace with living flame effect gas fire.

## Breakfasting Kitchen 17'8" narrowing to 11'6" x 11'9" max



Fitted with an excellent range of contemporary units with work surfaces over incorporating sink unit, integrated appliances include an oven, hob, fridge, freezer and microwave, space for washing machine, double glazed French door leading out to rear and double glazed window to rear. Feature island with breakfast bar.

## First Floor Landing

Loft access hatch via pull down ladder to floored loft space.

## Bedroom 1 9'6" not including robes x 11'3"



Two double glazed windows to front, radiator and fitted wardrobes.

## Bedroom 2 11'7" x 9'4" not including fitted robes



Double glazed window to rear, radiator and fitted sliding door wardrobes.

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



Double glazed window to front and radiator.

## Shower Room



Low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with mains shower, chrome ladder style radiator, tiled floor and double glazed window.

## Outside



Small town garden to the front and a delightful garden to the rear with lawn, block paved patio area and a further block paved area providing off street parking accessed via remote control roller shutter access door.

## Garage



Remote control roller shutter access door.

## 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

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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](http://peterheron.co.uk)

## Opening Times

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

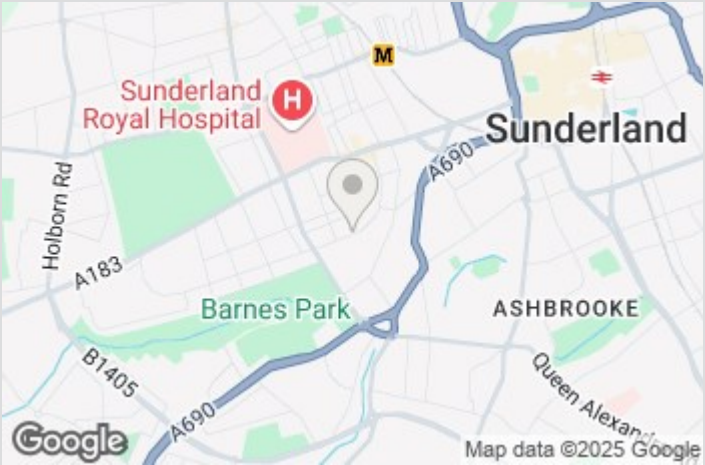
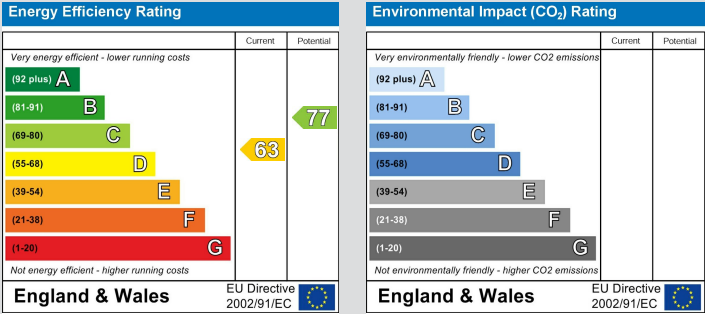
## Ombudsman

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