



 peterheron
sales & lettings

 peterheron
sales & lettings

Sydenham Terrace, High Barnes, Sunderland

£155,000







A fabulous, modernised and upgraded three bedroom, two reception room mid terrace home providing spacious accommodation, ideally situated within this popular area of High Barnes. The property has been impressively updated, briefly comprising of an entrance vestibule, hall, two well proportioned reception rooms, a contemporary kitchen and a useful utility. On the first floor there are three bedrooms and a modern shower room/wc. Externally there is a forecourt area to the front and to the rear a courtyard. 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. With immediate vacant possession and no upper chain involved, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Vestibule

Inner glazed door to the hall.

Hallway



Radiator and staircase to the first floor with under stairs storage cupboard.

Lounge 14'11" into bay x 12'6" into alcove



Double glazed bay window to the front, radiator, coving to the ceiling, decorative fireplace and the room opens through into the dining room.

Dining Room 12'9" x 12'7" into alcove



Double glazed window to the rear, radiator, decorative fireplace and a door to the kitchen.

Kitchen 17'8" x 6'9"



Fitted with an excellent range of contemporary units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of fridge freezer, two double glazed windows and double glazed door to the yard.

Utility 8'0" x 5'11"

Space has been provided for the inclusion of washing machine and tumble dryer, there is a fitted work surface, built in cupboard, double glazed window to the rear and double glazed door to the rear yard.

First Floor Landing

Radiator and doors leading off to the three bedrooms and shower room.

Bedroom 1 12'10" x 11'3"



Double glazed window to the rear, radiator and built in cupboard.

Bedroom 2 12'9" x 10'5" max



Double glazed window to the front, radiator and built in cupboard.

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

Bedroom 3 8'7" x 6'11"



Double glazed window to the rear and radiator.

Shower Room



Modern suite with low level WC with concealed cistern, wash hand basin set into vanity unit and step in shower cubicle with mains fed shower and double glazed window.

Outside



Small forecourt area to the front and to the rear enclosed courtyard with gated access.

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

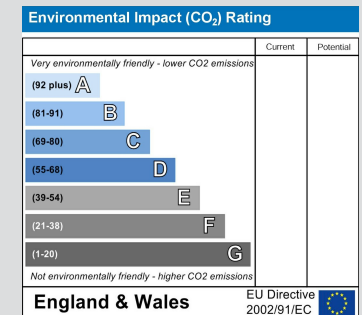
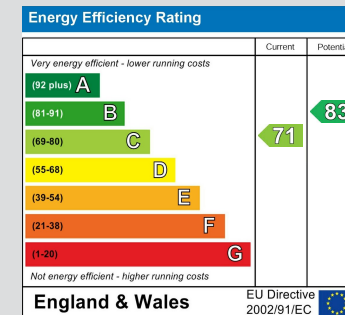
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

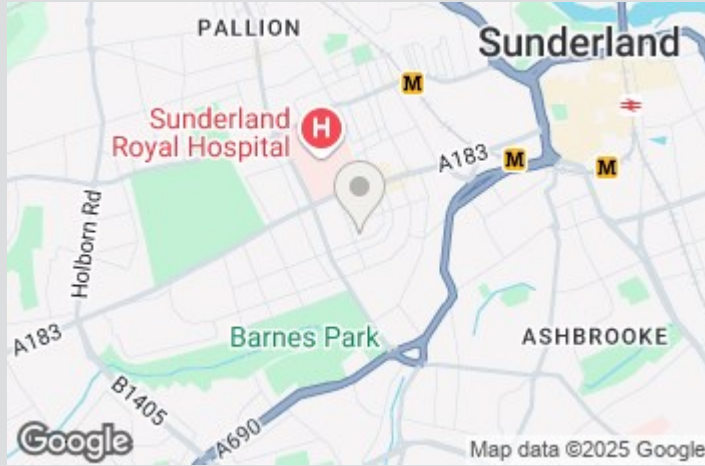
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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

MAIN ROOMS AND DIMENSIONS

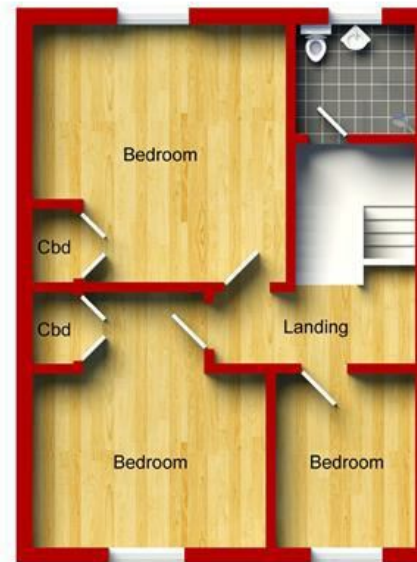


Visit www.peterheron.co.uk or call **0191 510 3323**

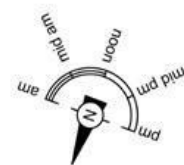
Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(58.10 sq.m)



First Floor
Approximate Floor Area
(46.20 sq.m)



49 Sydenham Terrace