

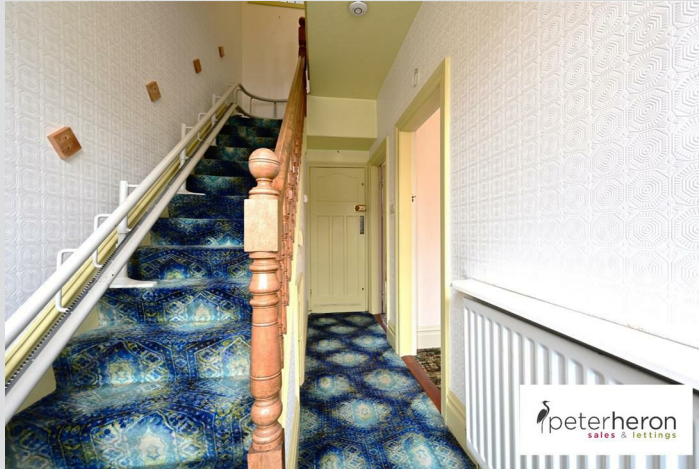
Cash Buyers Only!! This three bedroom mid terrace house is situated on the sought-after Ewesley Road in High Barnes, featuring a delightful rear garden and a garage. Internally the accommodation includes a hall with staircase to the first floor, two reception rooms and kitchen whilst to the first floor there are three bedrooms and a family bathroom/wc. Externally there is a town garden to the front, an attractive garden to the rear and a garage. This ideal location is close to local amenities, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are transport connections to surrounding areas. The property requires general updating and modernisation, providing an excellent opportunity for those purchasers looking to put their own stamp on their new home. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Reception Hall



Staircase to first floor and radiator.

Lounge 13'3" into alcove x 13'6" into bay



Double glazed bay window to front and radiator.

Dining Room 14'4" into bay x 11'9"



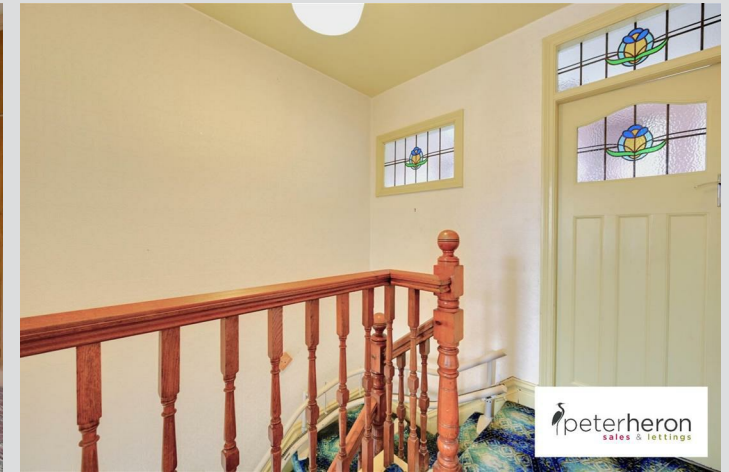
Box bay with double glazed window to rear, radiator, frosted glazed timber framed sealed unit window to rear and built in cupboard.

Kitchen 14'4" x 5'10"



Fitted wall and base units with work surface over incorporating sink and drainer unit, space for cooker, fridge freezer and washing machine, double glazed door to rear garden and double glazed window.

First Floor Landing



Bedroom 1 11'4" x 10'6" not including robes



Double glazed window to front, radiator and built in wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'7" x 9'11" not including robes



Double glazed window to rear, radiator and built in wardrobes.

Bedroom 3 7'10" x 6'9"



Double glazed window to front.

Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, two double glazed windows and radiator.

Outside



To the front of the property there is a town garden and to the rear a delightful mature garden with established planting. Single garage.

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.

Important Notice

We have been advised by our client there is spray foam insulation in the roof void. For further information please contact the office.

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

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MAIN ROOMS AND DIMENSIONS

Opening Times

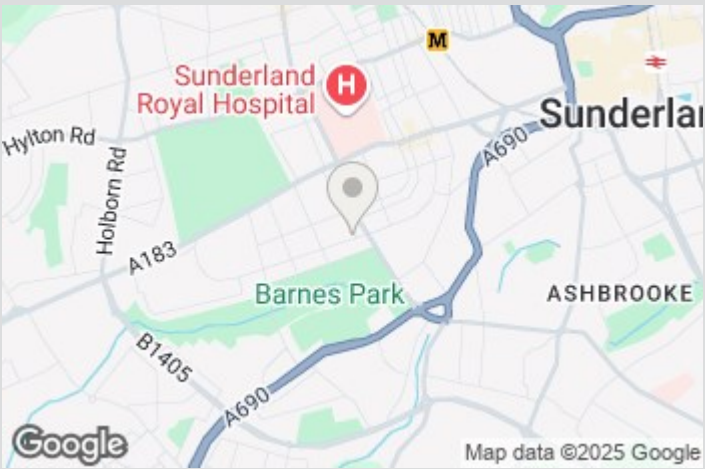
Monday to Friday 9.00am - 5.00pm
Saturday 9.00am - 12noon

Ombudsman

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

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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