









A superb three bedroom semi-detached house with a stylish interior, including a fabulous open plan dining kitchen with bi-fold doors to the rear, situated within this highly sought-after area of High Barnes. Internally the immaculately presented accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, lounge with bay window, opening through to a stunning dining kitchen with, fitted with an excellent range of units, breakfast bar and a selection of integrated appliances. Completing the ground floor is a useful utility and a cloakroom/wc. To the first floor there are three bedrooms and an impressive family bathroom/wc, incorporating a shower cubicle. Externally there is a garden to the front with a driveway, a side access, a store with remote control roller shutter access door and a delightful garden to the rear with a lawn and decked area. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. Viewing highly recommended to appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Double glazed windows and inner door to hall.

Hall



Staircase to first floor and radiator.

Lounge 13'3" into bay x 12'3"



Double glazed bay window to front, radiator and the room opens through into dining kitchen.

Dining Kitchen 24'3" max x 11'1" narrowing to 7'5"



An impressive open plan dining kitchen with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, breakfast bar, integrated appliances include a Neff double oven, gas hob and dishwasher, space for American style fridge freezer, double glazed window to rear, tall feature radiator, door to utility and double glazed bi-folding doors leading out onto rear decked area.

Utility 6'11" x 5'6"



Space for washing machine and tumble dryer, fitted units with work surfaces over and a cupboard housing the central heating boiler, door to cloakroom.

Cloakroom/WC



Low level WC and pedestal washbasin, ladder style radiator and double glazed window.

First Floor Landing



Double glazed window.

Bedroom 1 13'7" into bay x 8'10" not including robes



Double glazed bay window to front, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'1" x 10'5"



Double glazed window to rear and radiator.

Bedroom 3 7'10" x 7'6" maximum



Double glazed window to front, radiator and recess storage area with fitted shelving.

Bathroom



Impressive contemporary suite with low level WC, washbasin set into vanity unit, panel bath and separate shower cubicle with mains shower, ladder style radiator, tiled walls and double glazed window.

Outside



Garden to the front and a driveway providing off street parking with useful side access and an attractive garden to the rear laid mainly to lawn with a decked area.

Store area

Which was formally the garage and was divided to the utility and ground floor WC, this area provides an excellent storage space and has a remote control roller shutter access door.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1.12.1954 and the Ground Rent is £7.00 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

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MAIN ROOMS AND DIMENSIONS

Important Notice Part 2

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.

Fawcett Street Viewings

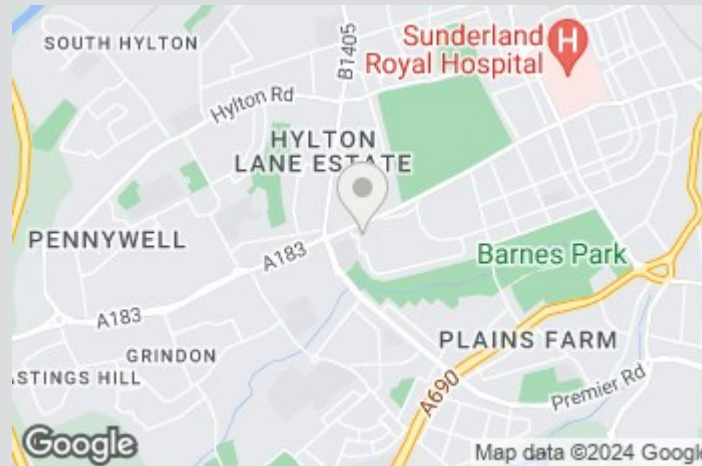
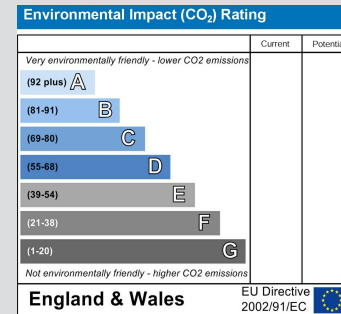
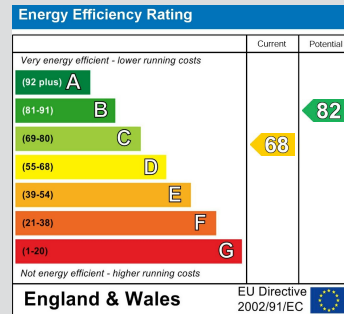
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

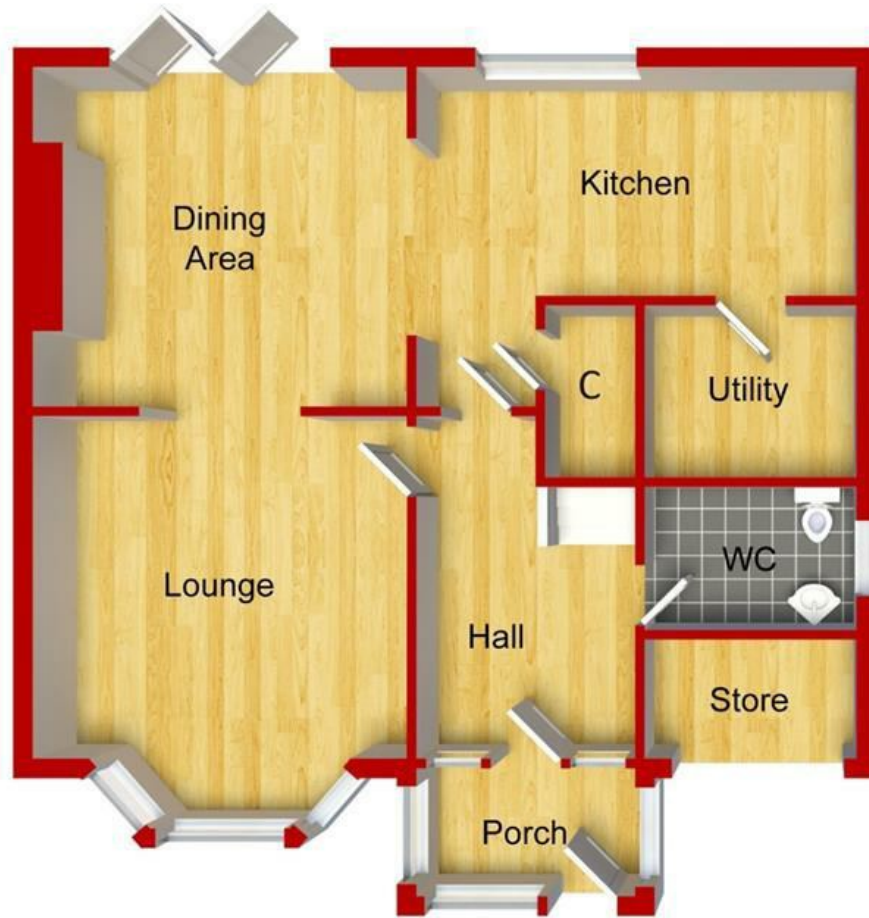
Ombudsman

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



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Ground Floor
Approximate Floor Area
(55.94 sq.m)



First Floor
Approximate Floor Area
(41.47 sq.m)

