







An attractive two bedroom, two reception room, double fronted mid terrace cottage, situated on Eastfield Street, one of the ever popular 'ABC Streets' in High Barnes. Internally the accommodation is all on one level and includes an entrance vestibule, hall, living room with a bay window to the front and decorative plasterwork to the ceiling, lounge / diner to the rear, kitchen, a useful utility area, a contemporary shower room/wc and two bedrooms. Benefits of the property include gas central heating to radiators, double glazing and a courtyard to the rear with remote control roller shutter access door. This convenient location is ideal for local amenities, shopping facilities, schools, Sunderland Royal Hospital and provides excellent transport connections. With no upper chain involved, viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

All On Ground Floor

Access via Composite entrance door.

Entrance Vestibule

Inner door to hall.

Hall



Radiator.

Living Room 16'10" into bay x 12'9" into alcove



Double glazed bay window to front, radiator and cornicing with ceiling rose.

Lounge/Diner 15'1" x 13'0"



Double glazed window to rear, feature fireplace and radiator.

Kitchen 9'3" x 9'1"



Fitted wall and base units with work surface over incorporating sink and drainer unit, space for cooker, radiator, double glazed window and double glazed door to courtyard.

Utility 9'3" x 5'2"



Space for fridge freezer and washing machine, wall mounted boiler, double glazed window to side and door to shower room.

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MAIN ROOMS AND DIMENSIONS

Shower Room



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

Bedroom 1 15'3" x 10'9" max including fitted robes



Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 2 14'2" x 8'8" maximum



Double glazed window to front and radiator.

Outside



Courtyard to the rear with 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

Opening Times

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

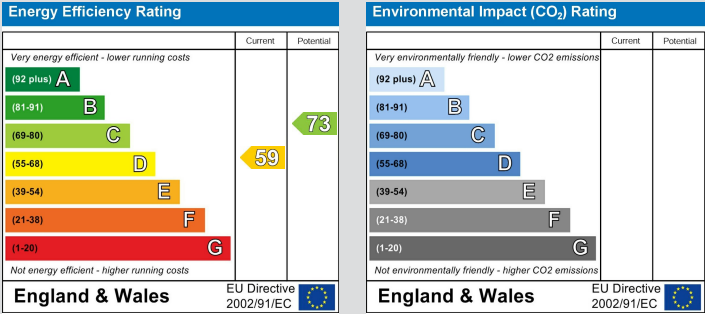
Ombudsman

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

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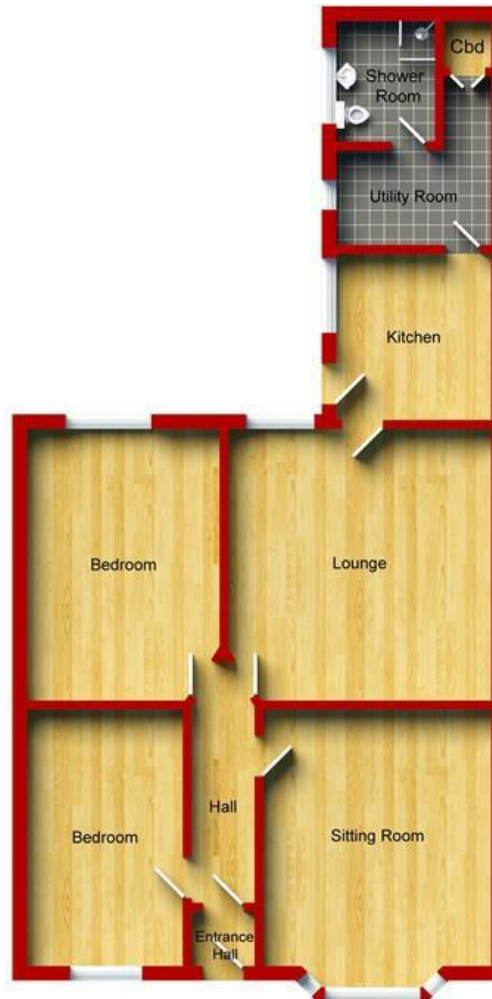
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Ground Floor
Approximate Floor Area
(92.30 sq.m)



6 Eastfield Street