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Mount Road, High Barnes, Sunderland

£175,000

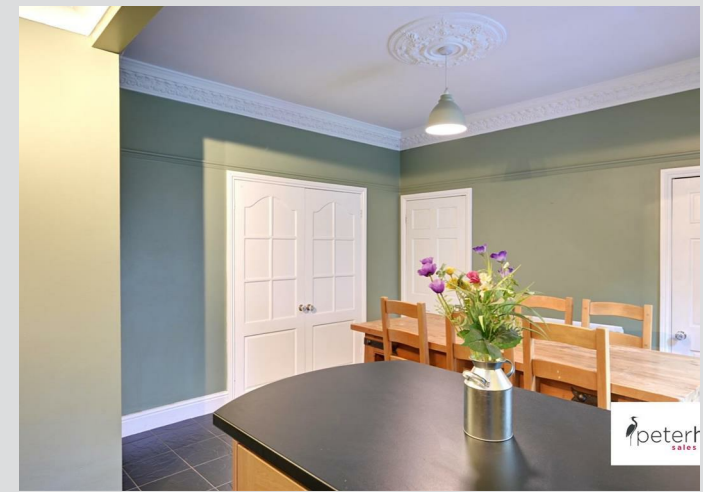












An impressive three bedroom mid terrace home with a superb open dining, kitchen and family area within this sought-after area of High Barnes. Internally the accommodation includes a reception hall with staircase to the first floor, there is an attractive lounge to the front and a dining, kitchen and family area to the rear. On the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is a town garden to the front and to the rear, fabulous, low maintenance, courtyard style garden with artificial grass, patio and roller shutter door. This ideal 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 early viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door into

### Entrance Hall



An attractive hall with staircase to the first floor with under stairs storage cupboard, there is a radiator, doors lead off to the lounge and further door to the open plan dining kitchen and family room.

### Lounge 14'11" x 12'11" into alcove



The lounge has two double glazed windows to the front, a

radiator, decorative fireplace, coving to the ceiling and double doors leading through to the open plan dining kitchen and family room.

### Dining Kitchen And Family Room 17'5" x 12'0" + 16'2" x 7'11"



This superb area incorporates a kitchen, dining area and family area, the kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer unit, space is provided for the inclusion of a range style cooker and an American style fridge freezer as well as a washing machine and tumble dryer, there is a sky light window, double glazed window to the rear, double glazed door to the rear, tiled floor, radiator, built in cupboard.

### First Floor Landing

With doors leading off to the bedrooms and bathroom, there is also a loft access hatch to a floored out loft space with two sky light windows.

### Bedroom 1 11'10" x 11'6" into alcove



Two double glazed windows to the front, radiator and a decorative period fireplace.

### Bedroom 2 12'0" x 11'0" into alcoves

Double glazed window to the rear and radiator.

### Bedroom 3 7'9" x 7'5"



Double glazed window to the front and a radiator.

### Bathroom



Contemporary suite with a low level WC, wash hand basin set into vanity unit and a panel bath with mains fed shower over, there are tiled walls and floor, ladder style radiator and a double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



There is a small town garden to the front whilst to the rear there is an attractive courtyard style garden with artificial grass area, patio and a roller shutter access door.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band B

## 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.

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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.

## 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

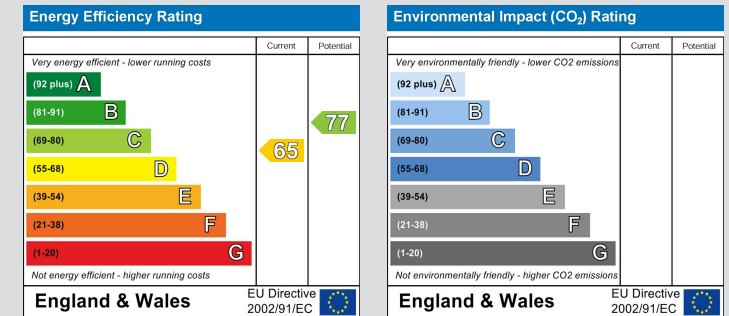
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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