









A spacious and well-appointed three bedroom semi-detached house located within this highly sought after area in High Barnes. Internally on the ground there is a reception hall with staircase to the first floor, lounge with wood burning stove, dining room, a superb modern kitchen, and washroom/WC. On the first floor there are three bedrooms and contemporary wet room/WC. Externally there is a driveway to the front providing off street parking, a garage and wonderful gardens to the rear. Ideally placed for a range of amenities and boasts excellent transport links to Sunderland City Centre and wider road networks. Early internal inspection highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Reception Hall



Double radiator and staircase to first floor with storage under.

### Lounge 12'6" x 10'10"



Double glazed bay window front, radiator and wood burning stove. Open Plan into dining room.

### Dining Room 13'0" x 12'6"



Double glazed window to rear and radiator.

### Kitchen 13'6" x 10'6"



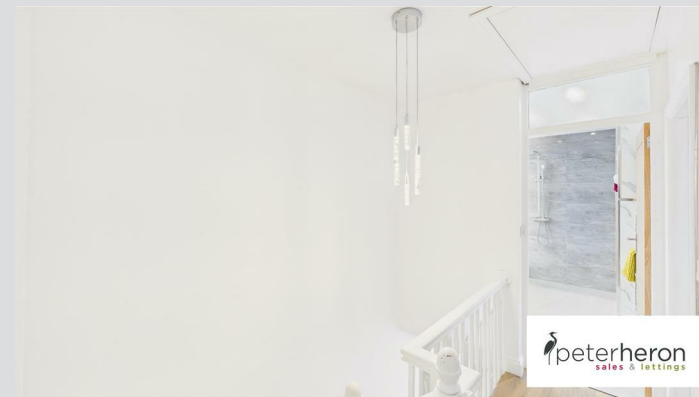
Range of modern wall and base units wit countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated double oven, gas hob and extractor hood, microwave, fridge freezer and dishwasher. Rolling island. Cupboard housing the boiler. Space for washing machine and tumble dryer. Radiator and storage cupboard. Double glazed window and UPVC door to rear.

### Washroom/WC



Low level WC with concealed cistern, hand wash basin, radiator and double glazed window to rear.

### First Floor Landing



### Bedroom 1 13'0" x 11'0"



Double glazed window to rear and radiator.

### Bedroom 2 11'10" x 10'11"



Double glazed window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 7'4" x 6'11"



Double glazed window to front and radiator.

## Wet Room



Low level WC and washbasin vanity unit and waterfall shower, chrome heated towel rail and 2x double glazed windows to side.

## Outside



Block paved driveway to the front providing off street parking and access to the attached garage, side gate through to the delightful generous rear gardens mainly laid to lawn. Outbuilding perfect for storage.

## Council Tax Band

The Council Tax Band is Band C.

## 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.

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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 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.

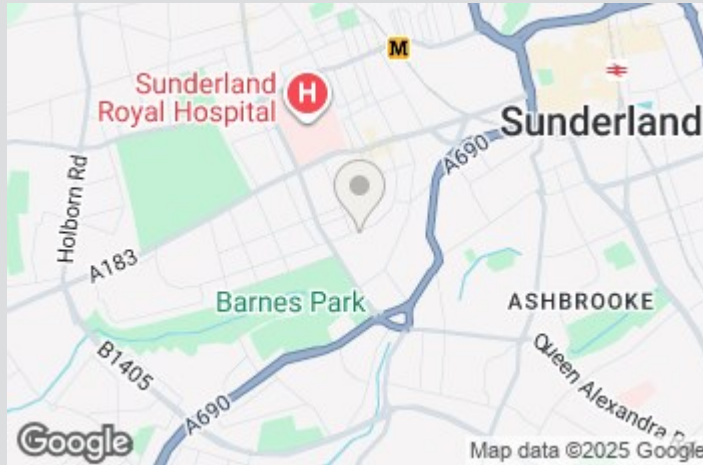
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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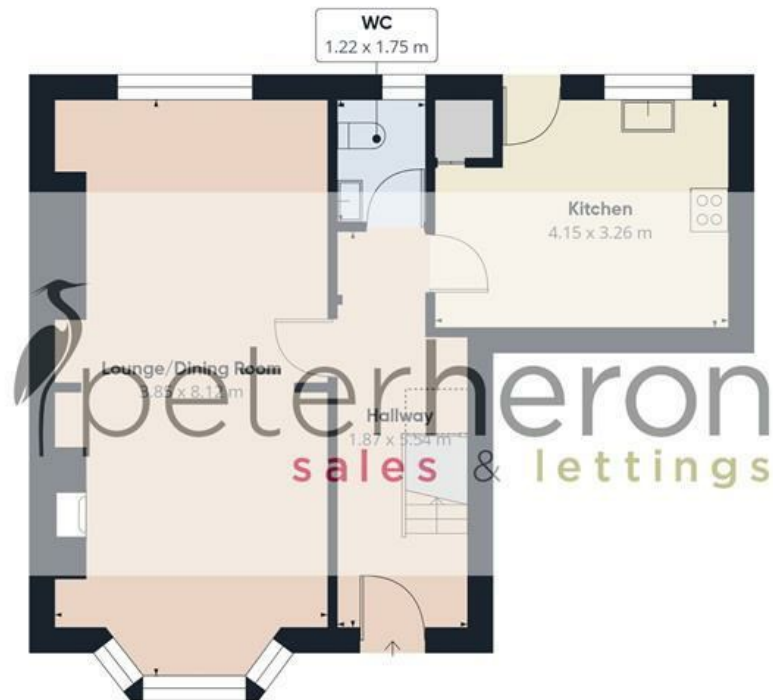
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**Approximate total area<sup>(1)</sup>**

92 m<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>



(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**