

A fabulous mid terrace house, providing spacious and immaculate accommodation in this sought after area of High Barnes. The stylish interior is accessed via an entrance vestibule, connecting through to an impressive reception hall with a cloakroom/wc and staircase to the first floor. There is a generous lounge to the front with a bay window, a family room with French doors to the rear courtyard and a dining room that opens in to a superb, contemporary kitchen. On the first floor there are three bedrooms and a stunning, luxury family bathroom/wc with walk in shower. Externally there is a small forecourt area to the front and a delightful, resin courtyard to the rear. 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 arranging a viewing to appreciate this home with its generously proportioned rooms, prime location and quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Entrance Vestibule

Inner wooden glass panelled door to hallway.

### Reception Hall



Stairs to the first floor with storage under.

### Lounge 14'9" x 13'3"



Double glazed window to the front, radiator, storage, feature stone effect wall and fireplace.

### Family Room 13'1" x 13'1"



Double glazed UPVC French doors to the rear, electric fireplace and radiator.

### Dining Room 17'4" x 11'0"



Double glazed window to the rear, radiator, electric fire, 2x storage cupboards, space provided for the inclusion of a fridge freezer. Open plan to the kitchen.

### Kitchen 11'7" x 6'10"



Range of modern wall and base units with counter tops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include a double oven, gas hob, extractor hood and a washing machine.

### Cloakroom WC



Low level WC, wash hand basin and radiator.

### First Floor Landing



Double glazed window and built in storage.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 16'5" x 11'5"



Double glazed bay window to the front and radiator.

## Bedroom 2 13'1" x 13'1"



Double glazed window to the rear and radiator.

## Bedroom 3 10'1" x 6'10"



Double glazed window to the front and radiator.

## Bathroom



Contemporary bathroom suite featuring low level WC with

concealed cistern and wash hand basin, bath and walk in waterfall shower, fully tiled, vertical radiator and double glazed window to the rear.

## Outside



Low maintenance Resin courtyard to the rear and an outhouse.

## 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](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.

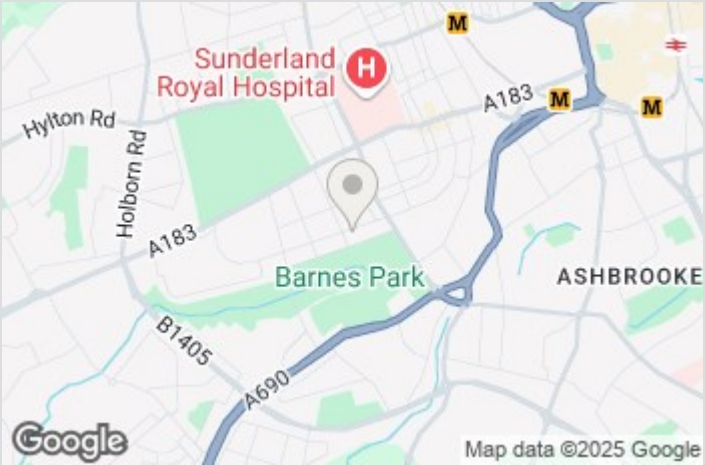
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# MAIN ROOMS AND DIMENSIONS

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 CO2 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 CO2 emissions		
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