















A beautifully presented three bedroom, two reception room mid terrace cottage, providing impressive accommodation over two floors. Internally the immaculate interior includes an entrance vestibule, hall, living room with a bay window to the front and to the rear a generous lounge / dining room with French doors leading onto the courtyard. There is a superb modern fitted kitchen, useful utility and a third bedroom completing the ground floor accommodation. On the first floor there are two further bedrooms and a stunning bathroom/wc, incorporating a shower cubicle. Features of the property include double glazing, gas central heating to radiators and a delightful block-paved courtyard to the rear with electric roller shutter access door. Situated within this ever popular area, the property is close to local amenities, shops and schools, as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. Early viewing is essential to appreciate this fabulous home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door to

### Entrance Vestibule



There is an inner door leading through to the hall.

### Hallway



With a radiator and doors leading off to the living room, lounge/diner and bedroom 3.

### Living Room 14'1" into bay x 13'6" into alcove



This attractive room has a double glazed bay window to the front, a radiator, feature fireplace with living flame effect gas fire.

### Lounge/Dining Room 20'11" not inc staircase area x 11'8"



This superb and generously proportioned room features double glazed French doors leading out to the rear courtyard, there are two radiators and a feature fireplace with living flame effect gas fire, there is a staircase to the first floor with under stairs storage cupboard and a further built in cupboard housing the central heating boiler, there is a door connecting to the kitchen.

### Kitchen 10'8" x 6'8"



Fitted with an excellent range of modern wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include a double Bosch oven, a Bosch induction hob and there is also a microwave, space

has been provided for the inclusion of dishwasher and a fridge freezer, there is a tiled floor, radiator, double glazed window and an external door to the courtyard, a folding door leads through to the utility.

### Utility 6'8" x 5'8"



Fitted with matching kitchen units with work surfaces over, there is space provided for the inclusion of a washing machine and tumble dryer, there is a tiled floor, two double glazed windows and a radiator.

### Bedroom 3 11'9" x 7'11"



With a double glazed window to the front and a radiator.

### First Floor Landing

With doors leading off to bedrooms one and two and to the bathroom.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 13'5" approx measure to sloping ceiling x 10'0" ma



This superb bedroom has a double glazed window to the rear and a Velux window to the front, there are fitted wardrobes with matching drawer units.

## Bedroom 2 12'6" x 4'7" approx measure to sloping ceiling



with a Velux window and a radiator.

## Bathroom



A fabulous contemporary bathroom with a four piece suite comprising a low level WC, wash hand basin set into vanity unit, panel bath and step in shower cubicle with mains fed shower, there is a ladder style radiator, tiled floor, part tiled walls and double glazed window.

## Outside



There is a small forecourt area to the front and to the rear a delightful block paved courtyard with electric roller shutter access door, please note the EV charger will be removed for completion and made safe.

## 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 A.

## 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.

## 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.

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## 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

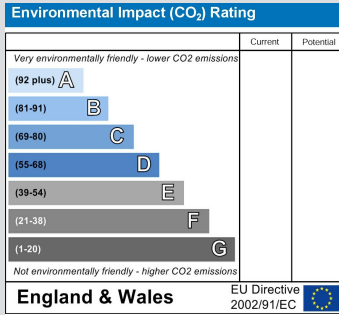
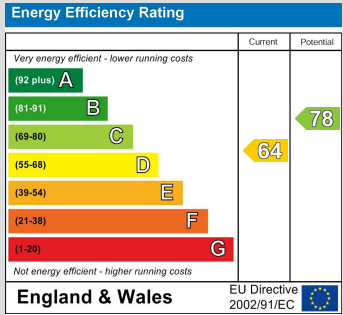
## Ombudsman

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# MAIN ROOMS AND DIMENSIONS

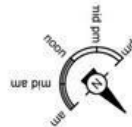


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Ground Floor  
Approximate Floor Area  
(69.77 sq.m)



First Floor  
Approximate Floor Area  
(40.54 sq.m)

## 8 High Barnes Terrace