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sales & lettings



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Broadmayne Avenue, High Barnes, Sunderland

£180,000







A delightful three bedroom semi-detached with an attractive rear garden, situated within this ever popular residential area, available with no upper chain involved. The accommodation briefly comprises of an entrance porch, hall with a staircase to the first floor, lounge, dining room and a kitchen. On the first floor there are three bedrooms and a bathroom/wc. Externally there is a garden to the front with a driveway, an attached garage and a garden to the rear, laid mainly to lawn. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. The accommodation would benefit from general updating and therefore provides an excellent opportunity for those looking to put their stamp on a property, we highly recommend early viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via sliding door.

## Entrance Porch

Inner door through to hallway.

## Hall



Radiator and staircase to first floor.

## Lounge 14'1" x 10'7"



Double glazed window to front, radiator and the room opens through to dining room.

## Dining Room 9'3" x 9'9"



Single glazed window to rear and radiator.

## Kitchen 9'10" x 8'9"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker and fridge freezer, radiator and double glazed window to rear. Door to garage.

## First Floor Landing

Single glazed window to side.

## Bedroom 1 11'3" x 10'7"



Single glazed window to front and radiator.

## Bedroom 2 10'8" x 11'3"



Single glazed window to rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 7'0" x 7'11"



Maximum measurements. Single glazed window to front, radiator and built in cupboard.

## Bathroom



Low level WC, pedestal washbasin and panel bath, radiator and double glazed window.

## Outside



To the front of the property there is a lawned garden with driveway providing off street parking and access to the garage, whilst to the rear there is a delightful garden laid mainly to lawn.

## Garage 26'2" x 7'7"

With main access door, wall mounted boiler, space for washing machine, door to rear garden and internal door to kitchen.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 934 years remaining on the lease and the Ground Rent is £6.00 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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

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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

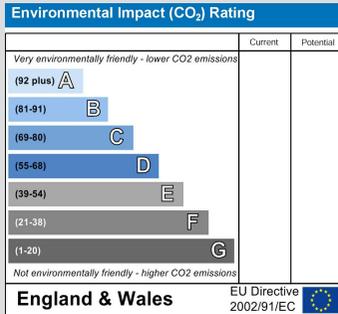
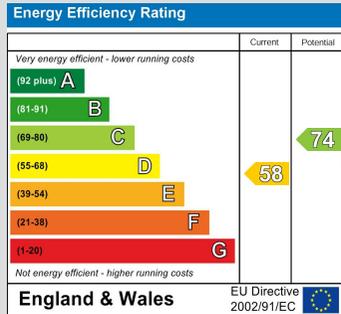
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Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

91.1 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.

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