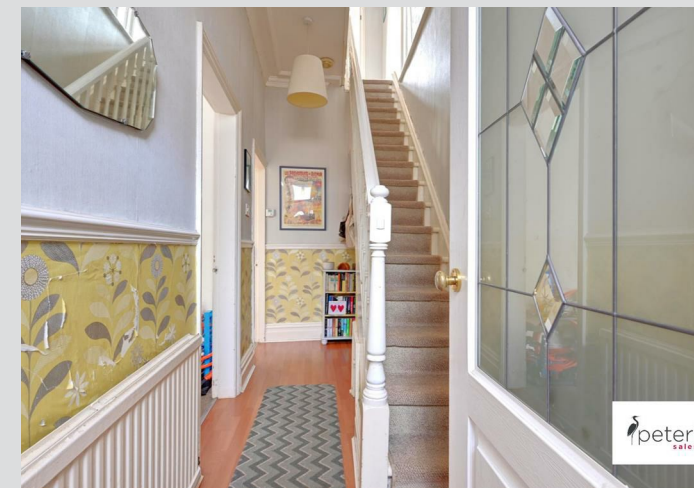






I ❤️ Mull





A deceptively spacious, three bedroom, two reception room end terrace dormer cottage, located within the popular area of High Barnes. Internally the accommodation on the ground floor includes an entrance vestibule, hall, living room, a generous lounge / diner and a kitchen whilst to the first floor there are three bedrooms and a bathroom/wc. The property benefits from gas central heating to radiators, double glazing and a courtyard to the rear with an up and over access door. This convenient location provides easy access to local amenities, shops and schools as well as offering excellent transport links to surrounding areas. Viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

There is an inner door leading through to the hall.

Hall



With staircase to the first floor, radiator and doors leading off to the living room and lounge/diner.

Living Room 12'10" into alcove x 13'2"



With a double glazed window to the front, radiator, fireplace with a living flame effect gas fire, coving to the ceiling.

Lounge/Diner 17'7" x 10'11" extending to 13'10"



This spacious room has a double glazed window to the rear looking into the courtyard, a radiator, fitted gas fire, built in cupboard and a door to the kitchen.

Kitchen 16'0" x 6'0"



With wall and base units with work surface over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge and a washing machine, there is a built in cupboard, double glazed window, double glazed door to the yard and a radiator.

First Floor Landing

Double glazed window to the side and a built in cupboard, doors lead off to the three bedrooms and bathroom.

Bedroom 1 13'8" x 9'3"



Double glazed window to the rear and a radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'11" x 7'3"



Double glazed window to the front and a radiator.

Bedroom 3 9'3" x 7'3"



Double glazed window to the front and a radiator.

Bathroom



Three piece suite with a low level WC, pedestal wash hand basin, panel bath with electric shower over, double glazed window and a radiator.

Outside



There is a yard to the rear with an up and over 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 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.

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

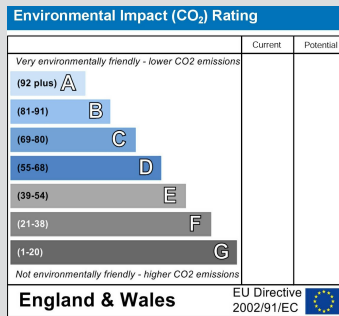
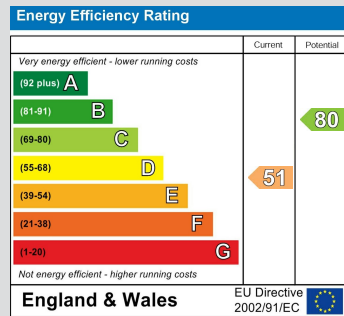
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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