









An impressive two / three bedroom mid terrace cottage, providing spacious and much improved accommodation all on one level within this ever popular area of High Barnes. The accommodation includes an entrance vestibule, hall, an attractive lounge and a fabulous, contemporary kitchen, featuring a vaulted ceiling with sky light windows and fitted with an excellent range of units and a selection of integrated appliances. There is a modern bathroom/wc and three well proportioned bedrooms, one currently used as an additional reception room. Externally there is a small forecourt area to the front and to the rear a pleasant courtyard. This convenient location provides easy access to local shops, Sunderland Royal Hospital, Barnes Park, Sunderland University, Sunderland City Centre and there are excellent connections to major road links including the A19. Benefits of the property include UPVC glazing and gas central heating to radiators. Available with no upper chain involved, early viewing is essential to appreciate this superb home.

# 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 doors connecting off to the lounge, bedroom one and two, there is also a radiator.

### Lounge 14'7" x 13'8"



Double glazed window looking into the rear courtyard, there is a radiator, coving to the ceiling and doors to the kitchen and bedroom three.

### Kitchen 13'2" x 7'2" extending to 8'9"



A fabulous contemporary kitchen fitted with an excellent range of wall and base units with work surfaces over, incorporating a sink and drainer unit, the room features a vaulted ceiling with two sky light windows, integrated appliances include an electric oven, induction hob, fridge and a freezer, space has been provided for the inclusion of a washing machine, there is a double glazed window to the side and a double glazed door to the courtyard, door to the bathroom.

## Bathroom



Three piece modern suite with low level WC, pedestal wash hand basin, P shaped panel bath with mains fed shower over, there are part tiled walls, radiator and two double glazed windows.

### Bedroom 1 12'1" into alcove x 16'4" into bay



This room is currently being utilised as an additional reception room but would also be ideal as a bedroom, has a double glazed bay window to the front and a radiator.

### Bedroom 2 13'10" x 7'8" into alcoves



Double glazed window to the front, radiator, decorative fireplace and coving to the ceiling.

## Bedroom 3 14'4" x 8'8"



Double glazed window to the rear and a radiator.

## Outside



There is a small forecourt area to the front and attractive courtyard to the rear.

## 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 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.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

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:-

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## Important Notice Part 2

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## Fawcett Street Viewings

To arrange an appointment to view this property please

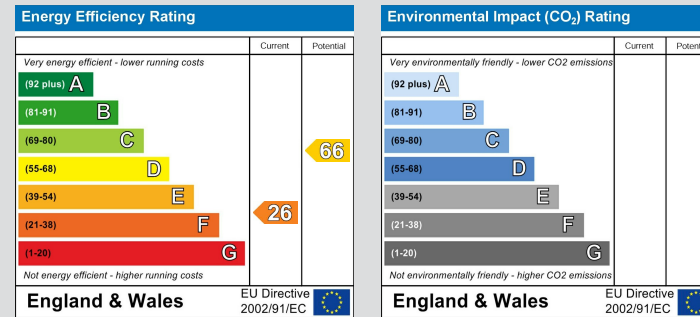
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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