









A superb three bedroom, two reception room mid terrace home providing spacious accommodation, ideally situated within this popular area of High Barnes. The beautifully presented internal accommodation on the ground floor includes an entrance lobby, hall, lounge, dining room and modern kitchen. To the first floor there are three bedrooms and an impressive contemporary bathroom/wc. Externally there is a forecourt area to the front and to the rear an enclosed 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. Available with no upward, early viewing is highly recommended to appreciate this fine home.

MAIN ROOMS AND DIMENSIONS

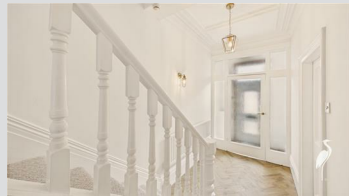
Ground Floor

Access via UPVC entrance door.

Entrance Lobby

Storage cupboard and inner wooden glass panelled door to hall.

Reception Hall



Stairs to first floor with storage under and radiator.

Lounge 12'4" x 15'1"



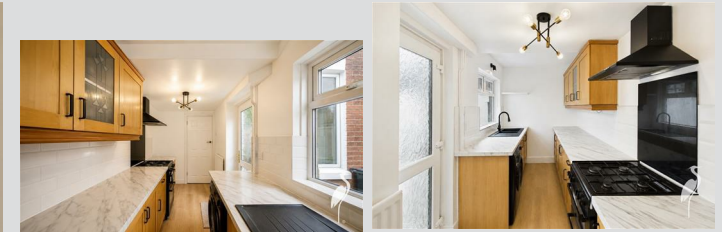
Double glazed bay window to front, radiator and feature fireplace.

Dining Room 10'3" x 12'8"



Double glazed window to rear, radiator, feature fireplace and storage cupboard.

Kitchen 6'2" x 14'8"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Oven with gas hob and hood. Space for a fridge freezer and washing machine. Radiator, double glazed window to rear and UPVC door to garden.

Half Landing



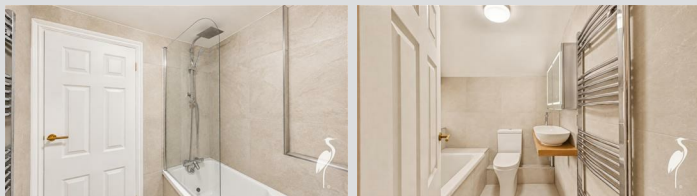
Stairs to first floor landing and door to bathroom.

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Bathroom



Bath with dual head waterfall shower over, low level wc and hand wash basin set into floating wooden shelf. LED touch operated mirror, chrome heated towel rail and double glazed window to side.

First Floor Landing

Access point to loft.

Bedroom 1 10'6" x 12'9"



Double glazed window to front, radiator and built in wardrobes and vanity.

Bedroom 2 11'1" x 12'8"



Double glazed window to rear, radiator and storage cupboard.

Bedroom 3 6'7" x 9'2"



Double glazed window to front and radiator.

Outside



Low maintenance courtyard to rear with wooden gate to access back lane.

Outhouse

Single glazed window and wooden door to rear garden.

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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contemplating travelling some distance to view the property. 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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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

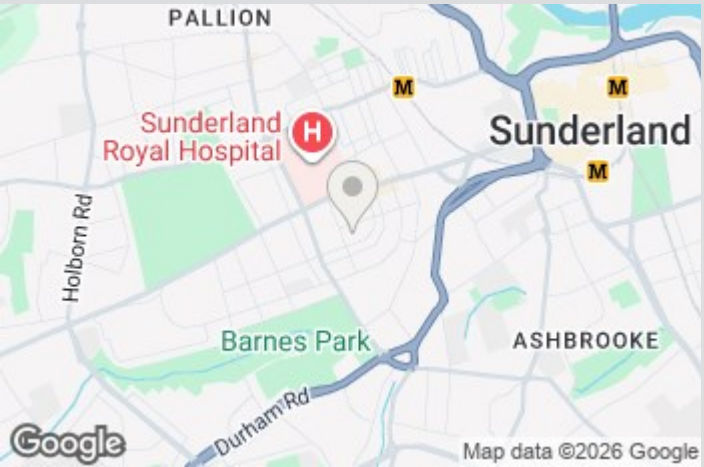
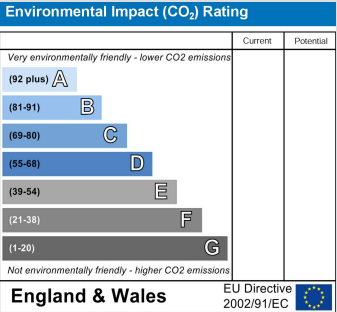
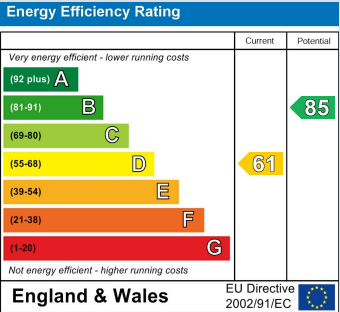
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

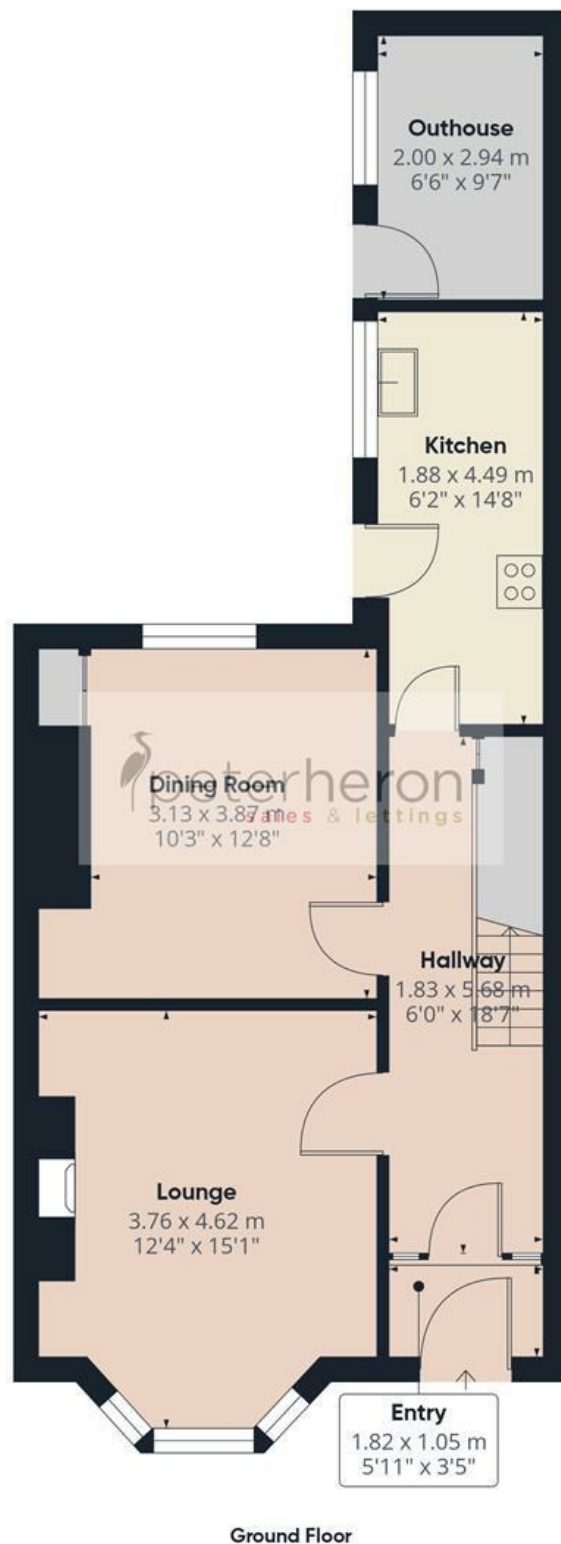
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Approximate total area⁽¹⁾

98.4 m²

1059 ft²

(1) Excluding balconies and terraces

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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