

Cleveland Road, High Barnes, Sunderland £140,000









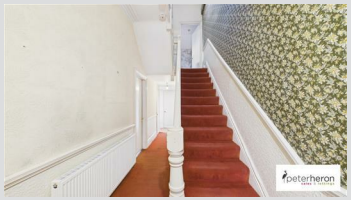


A spacious three bedroom mid terrace house, ideally situated within this ever popular location and is available for sale with no upper chain involved. Internally on the ground floor there is an entrance vestibule, leading through to a hall with staircase to the first floor and a cloakroom/wc. There are two generously proportioned reception rooms and a kitchen. On the first floor there are three bedrooms and an Impressive contemporary shower room/wc. Externally there is a courtyard to the rear. This most convenient location provides excellent access to local amenities, shops and schools as well as to Sunderland Royal Hospital and to transport connections. We strongly recommend arranging an early viewing to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Reception Hall

Stairs to the first floor, storage cupboards and two radiators.

Lounge




Single glazed bay window to the front and radiator.

Dining Room




Double glazed window to the rear, radiator and storage cupboard.

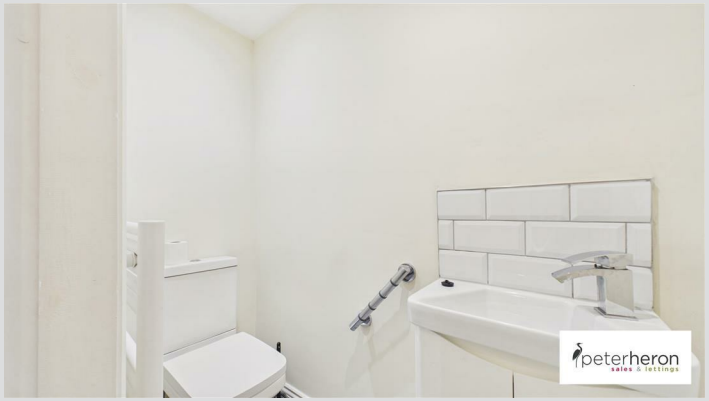
Kitchen





Fitted with wall and base units with work surface over incorporating a sink and drainer unit. Space for oven, electric hob, fridge, freezer and washing machine. Double glazed window to the side and wall mounted Baxi boiler.

Ground Floor WC



Low level wc, mini hand wash basin.

Half Landing

Door to shower room, and stairs continue to first floor.

Shower Room




Modern shower room with low level wc with concealed cistern, wash hand basin, walk in shower with rainfall shower over and hand held shower. Ladder style radiator and tiled walls.

First Floor Landing

Storage cupboard.

Bedroom 1




Radiator, double glazed window to rear and feature fire.

Bedroom 2




Double glazed window to the front, radiator and two storage cupboards.

MAIN ROOMS AND DIMENSIONS

Bedroom 3



Double glazed window to the front and radiator.

Outside





Enclosed courtyard to the rear with electric roller shutter access door and brick store.

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
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

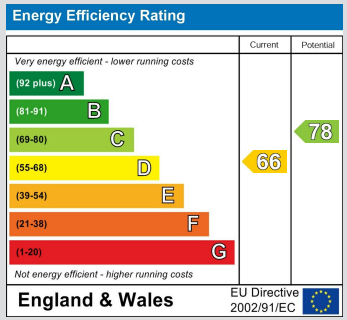
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, 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. 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 warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
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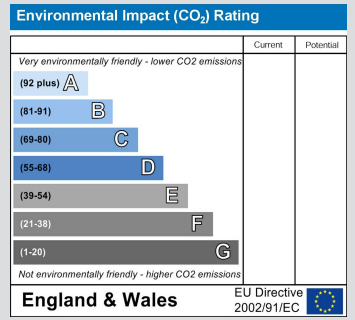
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

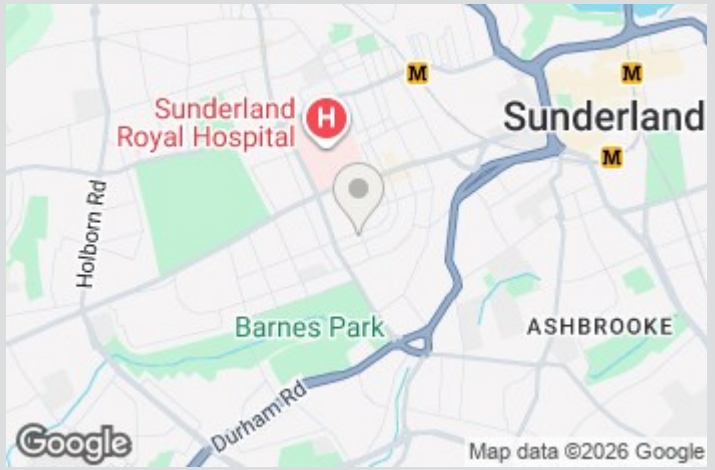
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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









Ground Floor



First Floor



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Approximate total area(1)

117.7 m²

1265 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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