















This popular three bedroom semi detached home situated in the fashionable suburb of Barnes. Offering spacious accommodation throughout and internally comprises lounge, dining room, kitchen, three first floor bedrooms and a bathroom. To the front of the property there is garden with driveway providing off street parking and to the rear a generous lawned garden. Conveniently located for all local amenities including shops and schools with the City Centre and the A19 nearby. Early viewing recommended therefore internal inspection is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite door.

### Lounge 16'0" x 13'6"



Double glazed window to front, 2x radiators and stairs to first floor. Open plan into dining room.

### Dining Room 13'6" x 8'3"



Double glazed window, radiator and UPVC French doors to rear.

### Kitchen 8'2" x 8'3"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for fridge freezer and washing machine. Double glazed window and door to rear.

## First Floor Landing

Access hatch to loft.

### Bedroom 1 17'3" x 9'4"



Double glazed windows to front and rear, and radiator.

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



Double glazed window to front, radiator, storage cupboard and built in mirrored sliding door wardrobes.

### Bedroom 3 9'0" x 6'6"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin and bath with waterfall shower over, tiled walls, radiator and double glazed window to rear.

## Outside



Garden to the front with driveway providing off street parking with access to the garage. Generous gardens to the rear mainly laid to lawn.

## Council Tax Band

The Council Tax Band is Band C.

## 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

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# MAIN ROOMS AND DIMENSIONS

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.

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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

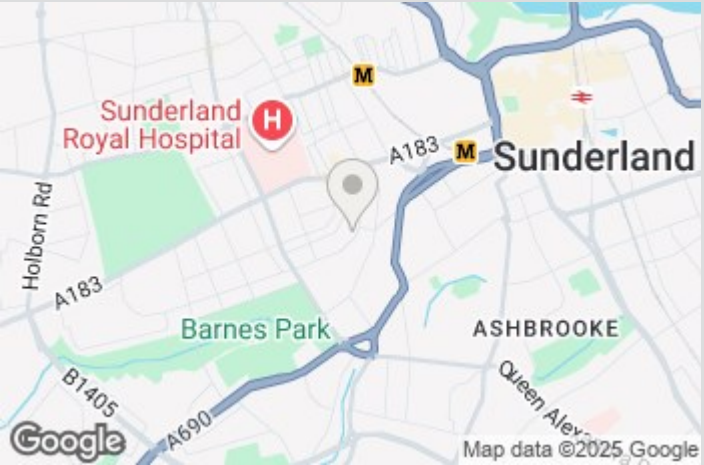
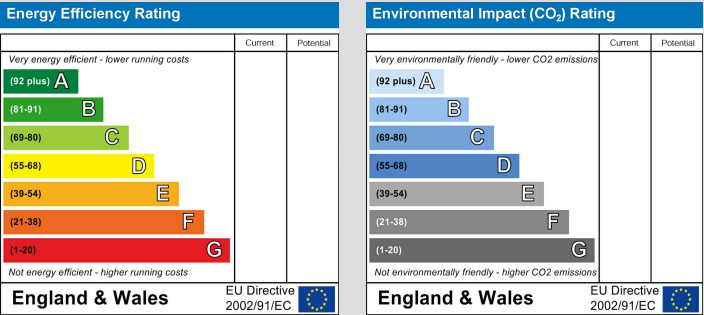
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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