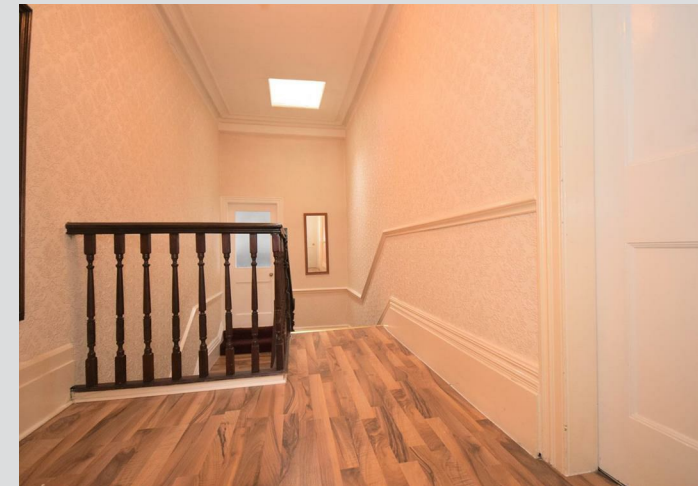










A substantial three bedroom end terrace home, enjoying spacious rooms and delightful period features, situated on the sought-after Ewesley Road in High Barnes. Internally the accommodation includes an entrance vestibule leading through to an impressive hall with staircase to the first floor, a superb lounge with a bay window, separate dining room with French doors to the rear, 14ft kitchen and a useful utility. On the first floor landing there is an access hatch with a pull down ladder to a fully boarded out loft space featuring a Velux window. There are three bedrooms and a family bathroom, incorporating a shower cubicle. Externally there is a town garden to the front whilst to the rear there is a generous yard with up and over access door. This ideal location is close to local amenities, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. Early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Vestible

Accessed via double glazed entrance door. Access to reception hall

Reception Hall



Impressive reception hall with a central heating radiator. Staircase to the first floor with an understairs storage cupboard.

Lounge 17'1" into bay x 13'10"



Spacious room with a double glazed bay window to the front, central heating radiator. Feature period fireplace and decorative plaster work to the ceiling with a ceiling rose and cornicing.

Dining Room 14'7" x 12'1" into alcove



Double glazed French Door to the rear. Central heating radiator. Attractive fireplace and decorative cornicing and ceiling rose.

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MAIN ROOMS AND DIMENSIONS

Kitchen 14'4" x 10'0"



Fitted wall and base units work surfaces over incorporating a breakfast bar and a sink and drainer unit. Space provided to include a fridge and freezer and there is a double glazed window. Door connects through to the utility

Utility 8'2" x 7'2"

Double glazed window, double glazed door to the courtyard. Fitted work surface with space below for the inclusion of a washing machine and dryer and there is also a wall mounted central heating boiler.

First Floor Landing



With loft access hatch with pull down ladder to a fully boarded out loft space with velux window. Doors leading off to the bedrooms and bathroom

Bedroom One 17'0" into bay x 11'5"



Double glazed bay window to the front and a central heating radiator

Bedroom Two 14'6" x 12'8" to alcoves



Double glazed window to the rear and a central heating radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom Three 10'11" x 6'3"

Double glazed window to the front. Central heating radiator

Bathroom



Four piece suite comprising low level W.C., pedestal wash hand basin, free standing roll top bath and a step in shower cubicle with an electric shower. Tiled walls and floor. Chrome ladder style central heating radiator and a double glazed window.

Externally



Town garden to the front and a court yard to the rear with an up and over access door.

Council Tax Band Info

We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland

City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure - Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Important Notice Section 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. 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 Section 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 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.

Sales Viewing Arrangements

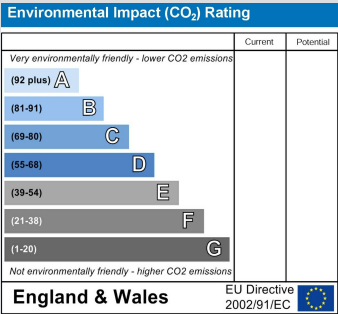
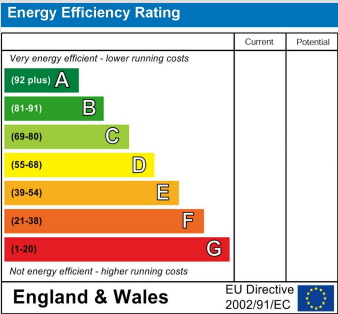
To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a viewing online at peterheron.co.uk

Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

Ombudsman

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



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