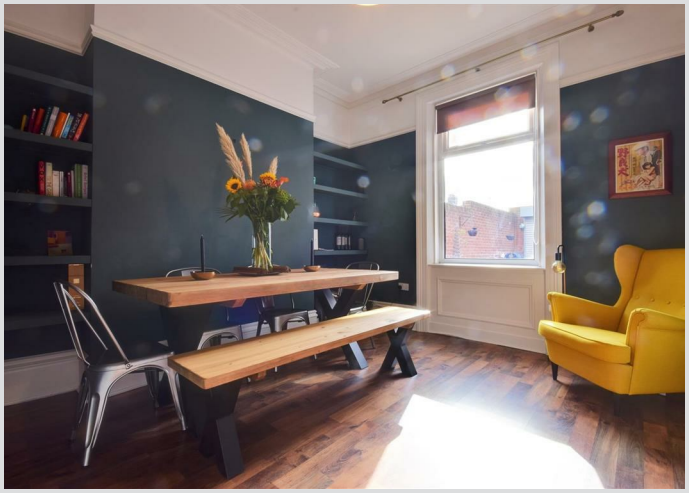
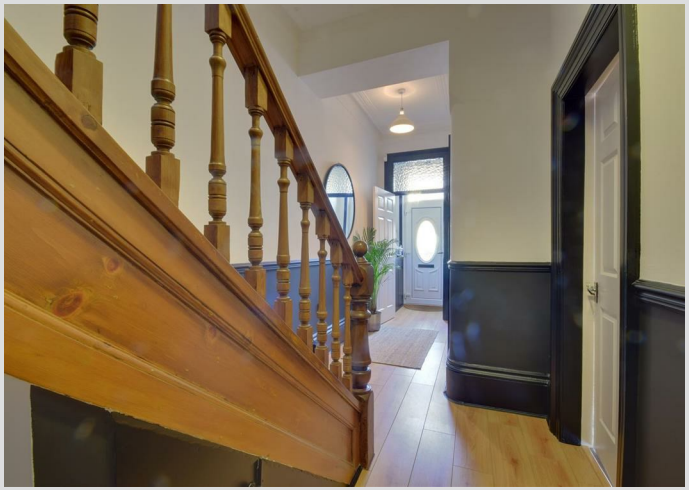
Cleveland Road, High Barnes, Sunderland

£139,950





An outstanding end terrace house with spacious rooms and a fabulous, stylish interior. Internally on the ground floor there is an entrance vestibule, leading through to an impressive reception hall with staircase to the first floor. There are two generously proportioned reception rooms, a superb modern kitchen, useful utility and a cloakroom/wc. On the first floor there are three bedrooms and a modern family bathroom, incorporating a shower cubicle. Benefits of the house include double glazed windows, gas central heating to radiators and a yard 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. Viewing highly recommended to fully appreciate the standard of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Double glazed door to

Entrance Vestibule
Inner door to

Reception Hall
Staircase to first floor and central heating radiator.

Lounge 15'0" into bay x 13'10" into alcove
Double glazed bay window to front, two central heating radiator and fireplace with living effect gas fire, decorative cornicing and plasterwork to ceiling, picture rail.

Dining Room 11'8" into alcoves x 9'9"
Double glazed window to rear, central heating radiators, cornicing to ceiling, picture rail and fitted shelving into alcoves.

Kitchen 13'0" x 8'11"
Fitted with modern wall and base units with wood work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include and oven and hob, space for dishwasher, central heating radiator, double glazed window to side and door to courtyard.

Utility 6'0" x 5'11"
Space for fridge freezer and washing machine, central heating radiator, double gal;zed window.

Cloakroom/WC
Low level WC and washbasin.

First Floor Landing
Double glazed window to side and central heating radiator.

Bedroom 1 14'9" into bay x 10'4"
Double glazed bay window to front, central heating and built in cupboard.

Bedroom 2 13'2" x 10'7"
Double glazed window to rear and central heating radiator.

Bedroom 3 8'11" x 6'11"
Double glazed window to front and central heating radiator.

Family Bathroom
A superb modern family bathroom with Low level WC, pedestal washbasin, corner bath and step in shower cubicle with mains shower, two velux windows providing natural light, tiled floor and part tiled walls, chrome ladder style central heating radiator.

Outside
Small forecourt area to the front whilst to the rear there is an attractive courtyard with a roller shutter access door.

Council Tax Band
We have been advised by our Clients this property is Council Tax Band B 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 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. 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 Part 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.
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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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

Ombudsman

MAIN ROOMS AND DIMENSIONS

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