









A spacious and much improved double fronted mid terrace cottage, situated on Barnard Street, one of the ever popular 'ABC Streets' in High Barnes. Internally the impressive accommodation is all on one level and includes an entrance vestibule, hall and a superb, generous open plan lounge and dining room, featuring a multi fuel burning stove. There is an excellent kitchen, fitted with a range of contemporary units and a selection of integrated appliances, a modern shower room/wc and two bedrooms. Benefits of the property include gas central heating to radiators, double glazing and a courtyard to the rear with a roller shutter access door. This convenient location is ideal for local amenities, shopping facilities, schools, Sunderland Royal Hospital and provides excellent transport connections. Viewing highly recommended to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Vestibule

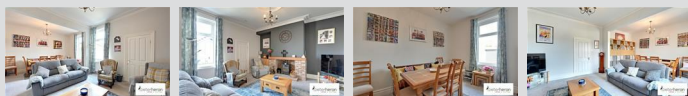
Door connecting through to the hall.

Hallway



Attractive tiled floor, radiator and doors leading off to the lounge diner and to the two bedrooms.

Lounge Through Dining Room 13'10" into alcove x 15'1" + 15'1" x 9'11"



This superb spacious open plan room has two double glazed windows to the rear looking into the courtyard, a radiator and a superb multi fuel burning stove, a door connects through to the kitchen.

Kitchen 10'5" x 8'10"



Fitted with a range of contemporary wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include an electric oven, electric hob with extractor over, fridge, freezer and a slimline dishwasher, space has been provided for the inclusion of a washing machine, there is a double glazed window, tall radiator and an archway to the lobby.

Lobby

Double glazed external door to the courtyard, there is a radiator and an internal door to the shower room.

Shower Room



Fitted with a modern suite comprising a low level WC, pedestal wash hand basin and there is a wet area with a shower, there are two double glazed window and a chrome ladder style radiator.

Bedroom 1 16'9" into bay x 12'2" into alcove



Double glazed bay window to the front and a radiator.

Bedroom 2 14'3" x 7'4"



Double glazed window to the front and a radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



There is a small forecourt area to the front and to the rear, a courtyard with roller shutter access door.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band B.

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.

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.

Fawcett Street Viewings

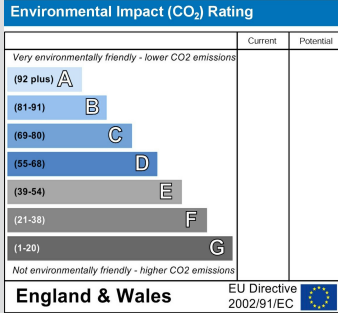
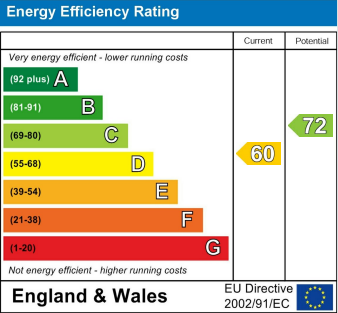
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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Ground Floor
Approximate Floor Area
(83.80 sq.m)

9 Barnard Street