

peterheron
sales & lettings

Cleveland Road, High Barnes, Sunderland

£114,000







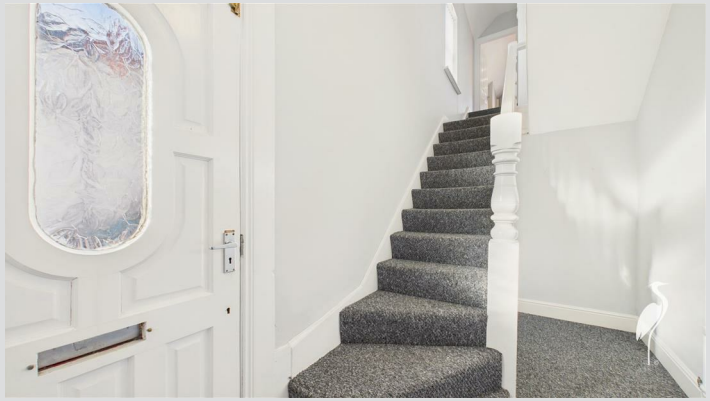




A spacious and impressive two bedroom first floor flat, occupying a superb position on Cleveland Road, on the corner of Colchester Terrace. The accommodation is accessed via its own private entrance at ground floor level into an entrance hall with staircase to the first floor. There is a lounge, a generous kitchen / diner, two excellent bedrooms, a modern bathroom and a separate wc. Benefiting from gas central heating. This most convenient location provides excellent access to local amenities, shops and schools as well as to Sunderland Royal Hospital and to transport connections. With immediate vacant possession and no upper chain involved, viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor



Access via own private entrance door. Radiator and staircase to first floor.

First Floor Apartment



Spacious Landing
Radiator.

Lounge 13'7" x 11'10"



Two double glazed windows to front and radiator.

Kitchen 13'7" x 9'6"





Fitted wall and base units with work surfaces over incorporating sink and drainer, integrated appliances include oven and hob, space for fridge freezer and washing machine, double glazed window to rear and radiator. Gas combination boiler houses in tall cupboard.

Bedroom 1 13'9" x 13'1"



Double glazed window to rear and radiator.

Bedroom 2 13'5" x 6'9"



Double glazed window to side and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom



Two piece modern suite with pedestal washbasin and panel bath with shower attachment over, chrome electric heated towel rail, tiled floor and part tiled walls.

Separate WC



Fitted WC and double glazed window.

Important Notice - Rear Courtyard
We have been advised by our client there is access to the courtyard permitted for maintenance purposes and bin storage.

Council Tax Band
The Council Tax Band is Band A.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/5/2019 and the Ground Rent is £0.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

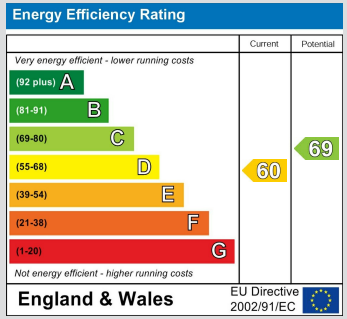
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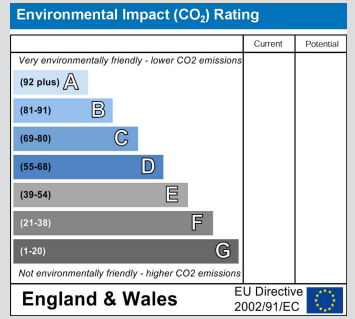
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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

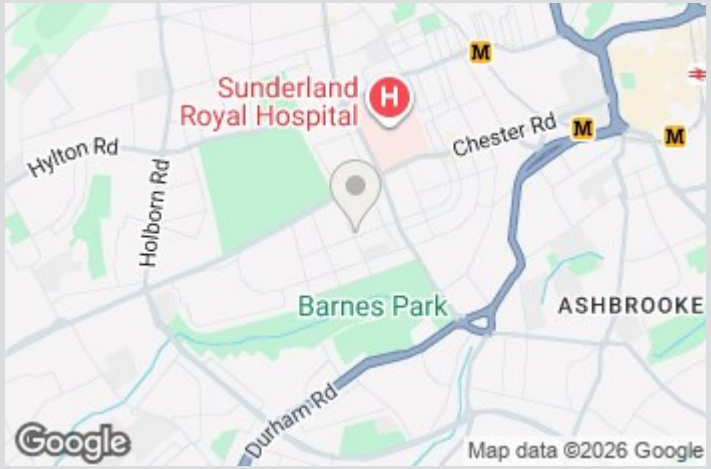
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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

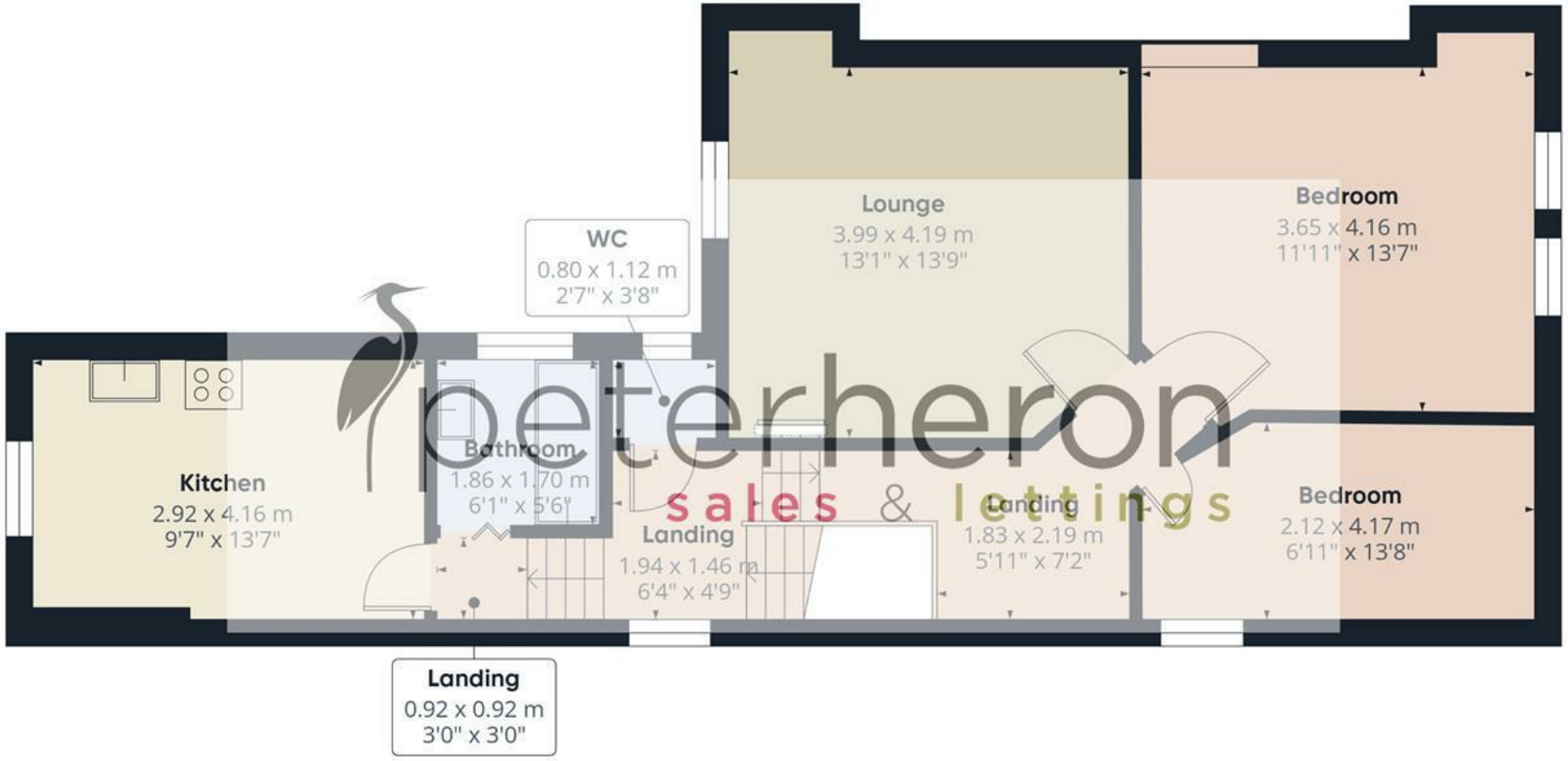




MAIN ROOMS AND DIMENSIONS



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Floor 4

Approximate total area(1)

68.1 m²

732 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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