**Canberra Road**, High Barnes, Sunderland

£239,950

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A most impressive two bedroom, two reception room double fronted semi-detached bungalow, upgraded to provide a beautiful standard of accommodation, situated within this highly sought-after area of High Barnes. Internally the interior, provides accommodation all on one level, accessed via an entrance lobby, connecting through to a hall. There is a lounge with French doors to the rear garden, a separate dining room with a bay window to the front and there is a superb modern fitted kitchen with a door connecting through to a delightful conservatory. Completing the accommodation are two double bedrooms and a contemporary bathroom/wc. Externally there is a low maintenance garden to the front with a block-paved driveway providing off street parking and access to a garage whilst to the rear is an attractive garden. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. We highly advise arranging a detailed inspection to fully appreciate this fabulous bungalow!

# MAIN ROOMS AND DIMENSIONS

**All On Ground Floor**
Access via Composite entrance door.

**Entrance Porch**
Inner UPVC door to hall.

**Reception Hall**

Radiator and access point to loft.

**Lounge 13'3" x 10'9"**

UPVC double glazed French patio doors to rear, feature fireplace and radiator.

**Dining Room 12'4" x 10'9"**

Double glazed bay window to front, radiator and electric fireplace.

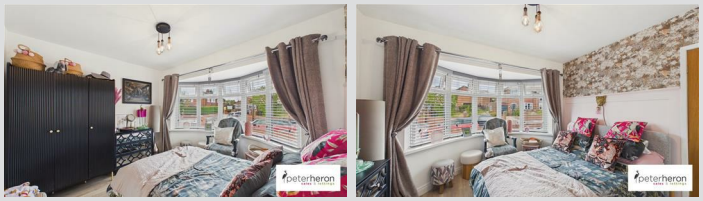
**Kitchen 7'4" x 11'8"**

Wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for washing machine. Double radiator and double glazed window to rear. UPVC door to conservatory. Utility cupboard providing space for tumble dryer.

**Conservatory 10'11" x 6'3"**

Storage cupboard providing space for fridge freezer. Double glazed windows and UPVC door to rear.

**Bedroom 1 12'0" x 10'11"**



Double glazed window to front and radiator.

**Bedroom 2 9'4" x 11'0"**

Double glazed window to side and radiator.

**Bathroom**

Freestanding bath, low level wc and wash basin set unit vanity unit. Column radiator, storage cupboard and double glazed window to rear.

**Outside**

Low maintenance garden to the front with a block-paved driveway providing off street parking and access to a garage whilst to the rear is an attractive garden.

**Garage 16'7" x 8'5"**
Access via up and over access door.

**Council Tax Band**
The Council Tax Band is Band C.

# MAIN ROOMS AND DIMENSIONS

**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 29/9/1954 and the Ground Rent is £7.00 per annum.

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.

**Important Notice - Particulars**
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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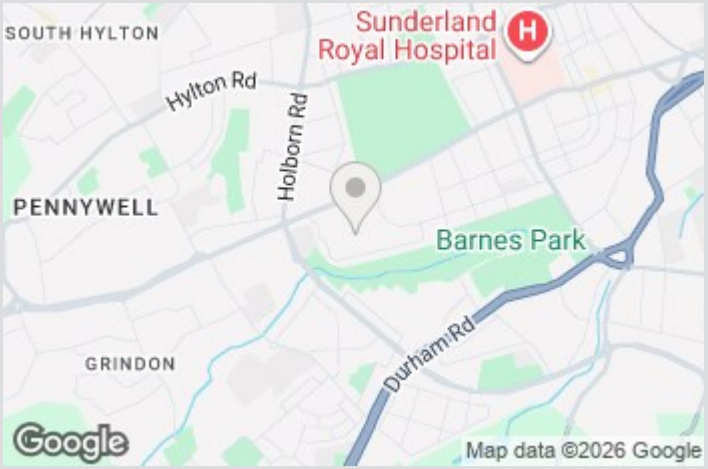
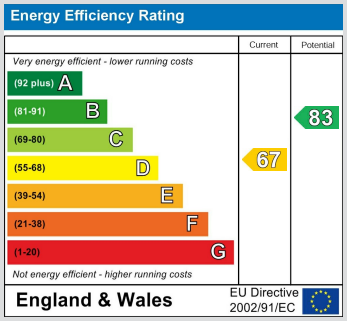
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

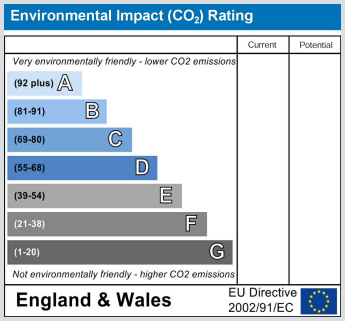
**Fawcett Street Viewings**
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

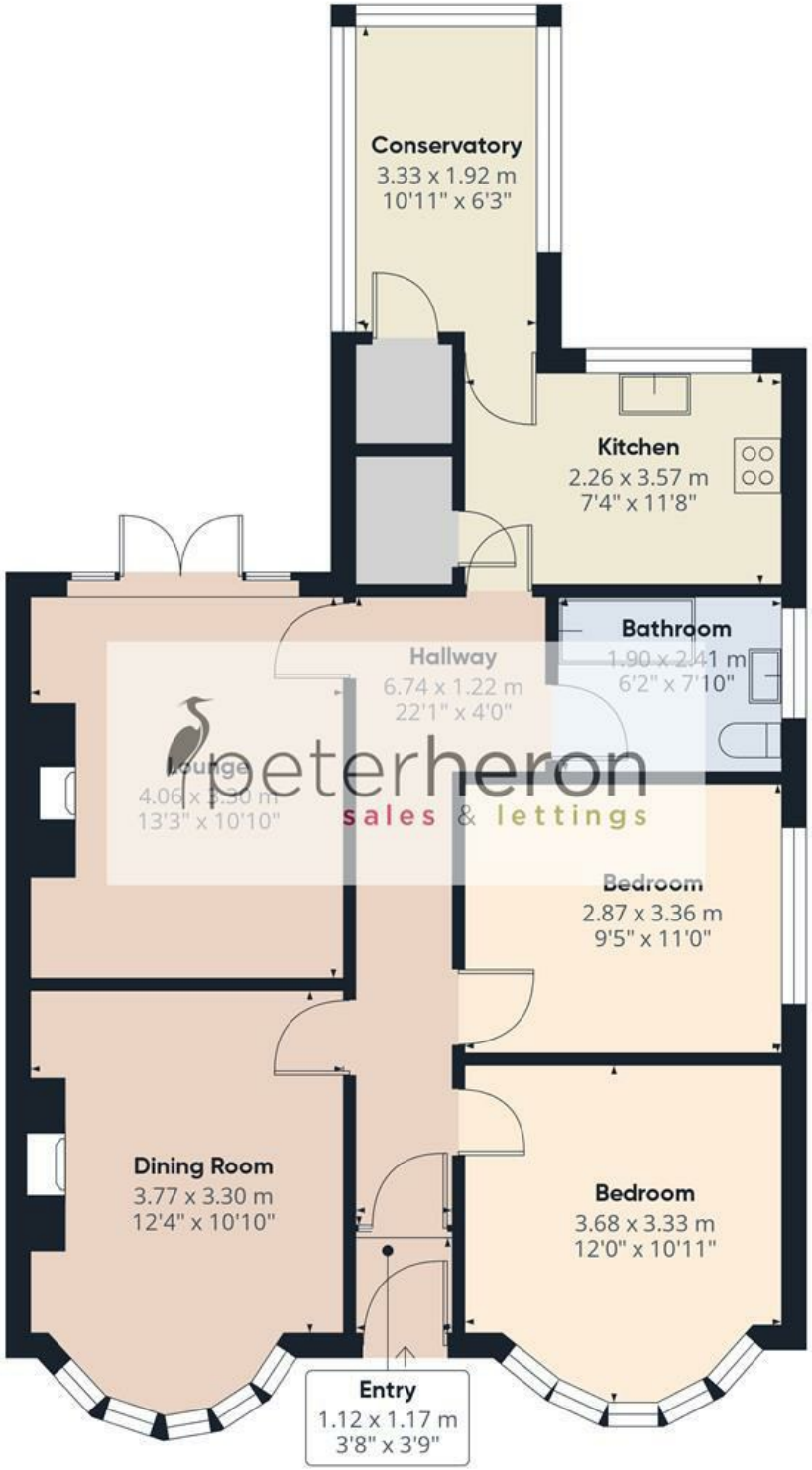
**Opening Times**
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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






Ground Floor

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**Approximate total area**(1)

81 m²

873 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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