









This semi-detached Dutch bungalow is situated within this highly sought-after area of High Barnes. Internally the accommodation on the ground floor includes a hall, spacious lounge / diner enjoying a dual aspect, kitchen and a bedroom whilst to the first floor there are two further bedrooms and a shower room/wc. Externally there are delightful gardens to the front and rear, driveway and a garage. 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. The property would benefit from some general updating therefore providing an excellent opportunity for the new owner put their own stamp on the accommodation. With no upper chain involved, viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

Radiator and staircase to first floor.

Lounge/Diner 23'7" x 10'10" into alcoves



Enjoying a dual aspect with double glazed bay window to front and double glazed window to rear, radiator and fitted gas fire.

Kitchen 12'5" x 8'10"



Wall and base units with work surface over incorporating sink and drainer unit, space for cooker, fridge, freezer and washing machine, double glazed windows to side and rear and a double glazed door to the rear garden.

Bedroom 3 12'7" x 9'9"



Double glazed window to front and radiator.

First Floor Landing

Double glazed window and an airing cupboard.

Bedroom 1 14'7" not including robes x 10'9"



Double glazed window to front, radiator and fitted mirror fronted sliding door wardrobes.

Bedroom 2 12'6" x 8'11"



Double glazed window to rear and radiator.

Shower Room



Low level WC, pedestal washbasin and step in shower cubicle with electric shower, double glazed window and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Delightful gardens to the front and rear, a driveway and a single GARAGE with roller shutter access door.

Council Tax Band

The Council Tax Band is Band C.

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 29/9/1934 and the Ground Rent is approx. £7pa.

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 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

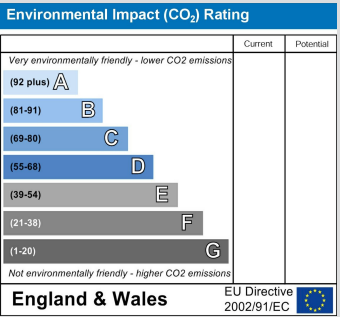
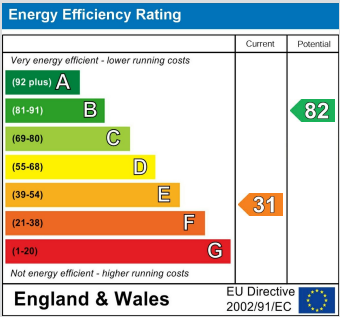
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

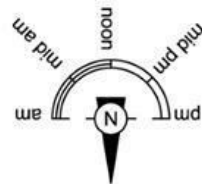


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Ground Floor
Approximate Floor Area
(52.37 sq.m)



First Floor
Approximate Floor Area
(39.57 sq.m)

38 Canberra Road