









An exceptional three bedroom mid terrace home, sympathetically modernised retaining a great deal of charm and character. Internally the stylish accommodation includes a superb reception hall with staircase to the first floor and two generous reception rooms. There is a fabulous modern fitted kitchen with a breakfast bar that opens in to a delightful conservatory. On the first floor there are three bedrooms, bathroom and a separate wc. A fixed staircase from the first floor landing leads up to an excellent loft space. Features of the property include gas central heating to radiators, double glazed windows and a wonderful courtyard to the rear and to the front of the property there is ample permit-free on street parking. Situated within this ever popular area of High Barnes, the property is close to local amenities, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. We highly advise viewing to appreciate this remarkable home.

# MAIN ROOMS AND DIMENSIONS

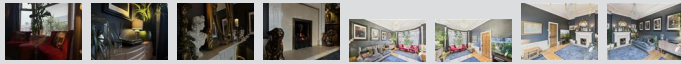
## Ground Floor

### Reception Hall



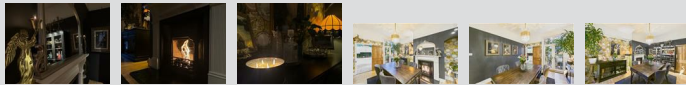
Radiator and stairs to first floor.

### Lounge 16'7" x 11'6"



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

### Dining Room 16'8" x 10'7"



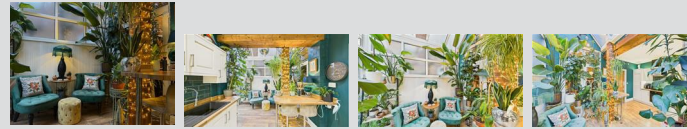
UPVC double glazed French doors to conservatory. Feature fireplace, radiator and walk in pantry cupboard. Door to kitchen.

### Kitchen 9'10" x 15'8"



Wall and base units countertops over incorporating single bowl sink and drainer mixer tap. Integrated oven, electric hob and hood, fridge freezer and dishwasher. 2 seater breakfast bar. Open plan into conservatory.

## Conservatory



Double glazed windows, UPVC French doors to rear and radiator.

## First Floor Landing



Radiator, x2 storage cupboards and stairs continue up to second floor.

## Bedroom 1 16'9" x 10'1"



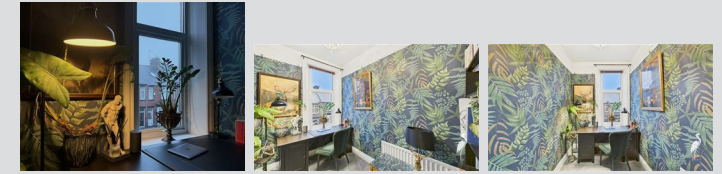
Double glazed window to rear and radiator.

## Bedroom 2 15'7" x 9'7"



Double glazed window to front, feature fireplace and radiator.

## Bedroom 3 10'4" x 6'3"



Double glazed window to front and radiator.

## Bathroom



Washbasin and bath, radiator, storage cupboard and double glazed window to rear.

## Separate WC



Low level WC.

## Second Floor Landing

# MAIN ROOMS AND DIMENSIONS

## Loft Space 21'8" x 15'9"



2x Velux windows and radiator.

## Outside



Town garden to the front whilst to the rear a delightful low maintenance garden with gated access to the rear lane and an outhouse, currently used as a utility space.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Freehold

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

## Important Notice - Particulars

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## Fawcett Street Viewings

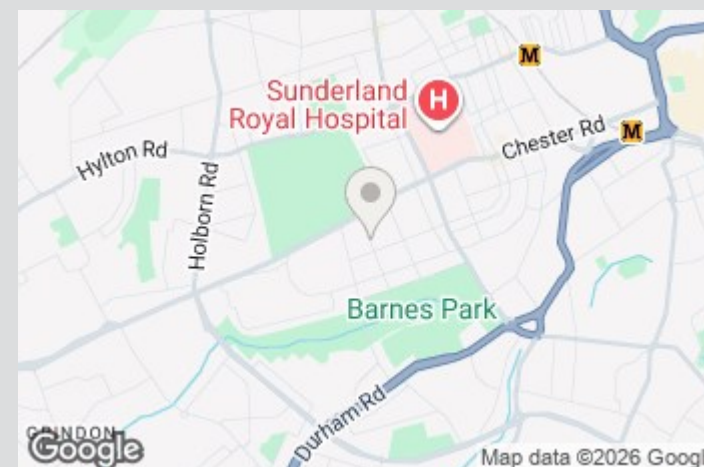
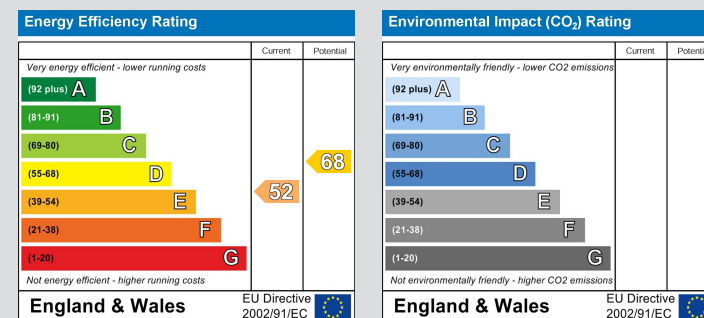
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## 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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First Floor



Second Floor

Approximate total area<sup>(1)</sup>

148.4 m<sup>2</sup>

1598 ft<sup>2</sup>

Reduced headroom

7.6 m<sup>2</sup>

82 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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