









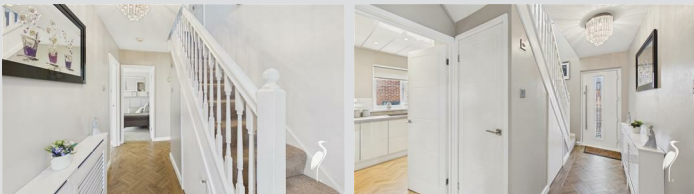
A stunning two bedroom, two reception room semi-detached, Dutch style bungalow, occupying an attractive corner plot within this highly sought after area of High Barnes. Internally the immaculate accommodation on the ground floor is accessed via a hall with attractive flooring, staircase to the first floor and a cloakroom/wc. There is a lounge to the front and to the rear a stylish kitchen, fitted with a range of units and a selection of integrated appliances that opens through to a dining room. Completing the ground floor accommodation is a double bedroom (currently being used as a reception room). On the first floor there is a walk in wardrobe on the landing, a fabulous contemporary bathroom/wc with a walk in shower and a generous double bedroom with a walk in wardrobe. Externally there are delightful landscaped gardens to the front side and rear, a spacious driveway for off street parking and a single garage. This conveniently located home is close to local amenities, 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 viewing to appreciate the location and quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Hall



Staircase to first floor, attractive flooring and radiator.

## Cloakroom/WC



Low level WC and mini washbasin.

## Lounge 11'0" x 13'4"



Double glazed window to front and radiator.

## Kitchen 12'7" x 8'11"



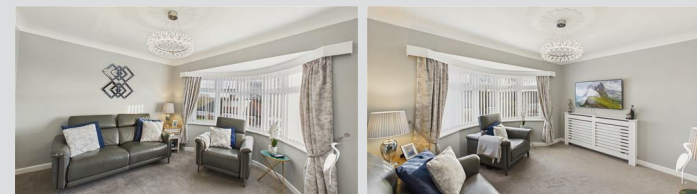
Fitted with an excellent range of contemporary units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven, microwave oven and gas hob, fridge, freezer and washing machine. Double glazed door to the rear garden. Double glazed window to rear. Chrome ladder style radiator. Opening through into dining room.

## Dining Room 10'11" x 8'2"



Double glazed window to rear overlooking the garden and radiator.

## Living Room/Bedroom 12'6" x 9'11"



This bedroom is currently being used as a reception room, double glazed bay window to front and radiator.

## First Floor Landing



Built in cupboard, double glazed window and walk in

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# MAIN ROOMS AND DIMENSIONS

wardrobe which as a sloping ceiling with sky light window and fitted with shelving and hanging rail.

## Walk In Wardrobes

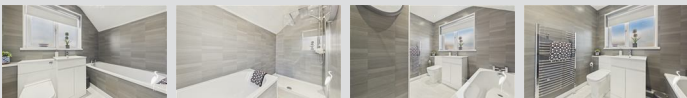


## Bedroom 1 11'1" x 14'9"



Double glazed window to front and radiator. Door provides access to walk in wardrobe which as a sloping ceiling with sky light window and fitted shelving and hanging rail.

## Bathroom 10'1" x 7'10"



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit, panel bath and step in shower with mains shower over, chrome ladder style radiator and double glazed window.

## Outside



The property occupies a superb corner plot featuring a generous driveway providing off street parking along with

access to the single garage. There are wonderful gardens to the front, side and rear with planted borders, decked area and artificial grass.

## 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 29/09/1954 and the Ground Rent is £8.00 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:-  
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.  
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

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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

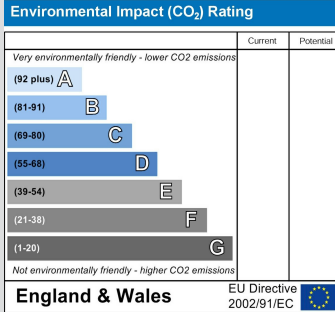
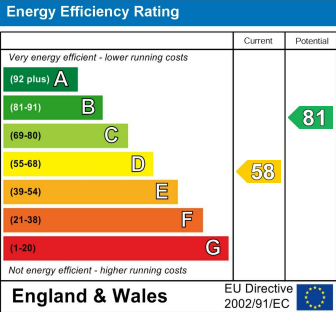
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

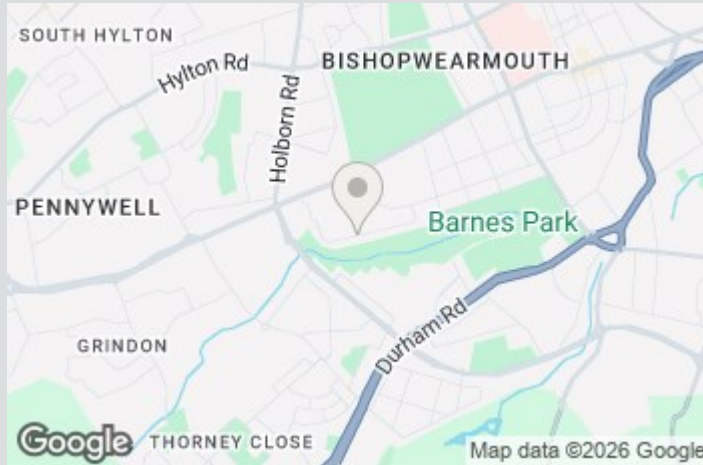
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Ground Floor Building 1



First Floor Building 1

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

88.4 m<sup>2</sup>

950 ft<sup>2</sup>

**Reduced headroom**

2.6 m<sup>2</sup>

27 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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