















A delightful, extended three bedroom semi-detached home with a rear garden, situated within this sought-after area of High Barnes. Internally the accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, two reception rooms and an attractive breakfasting kitchen. Completing the ground floor is a useful utility and cloakroom/wc. On the first floor there are three spacious bedrooms, a family bathroom/wc and a separate shower room/wc. Externally there is a garden with a driveway to the front, a store and to the rear a mature garden. This ideal location is close to local amenities, Barnes Park, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. With no upper chain involved, early viewing is highly recommended!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Porch

Single glazed windows and inner door to hall.

## Reception Hall



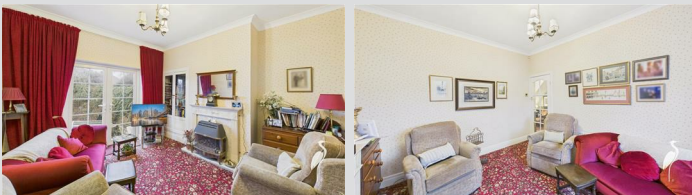
Stairs to first floor and radiator.

## Lounge 13'0" x 12'9"



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

## Sitting Room 10'9" x 12'6"



Double glazed French patio doors to rear elevation, electric fireplace, double radiator and built in storage.

## Breakfasting Kitchen 15'7" x 9'4"



Range of wall and base units with countertops over incorporating a 1 1/2 bowl ceramic sink and drainer with mixer tap. Integrated oven, electric hob and fridge freezer. Space provided for a dishwasher. 2x radiators, 2x double glazed windows and UPVC door to rear.

## Utility 4'4" x 3'11"

Wall and base units with countertops over incorporating an undermount sink and drainer. Providing space for a washing machine.

## Washroom/WC



Low level WC, hand wash basin and heated towel rail.

## First Floor Landing

Access point to loft.

## Bedroom 1 (Rear) 10'7" x 12'5"



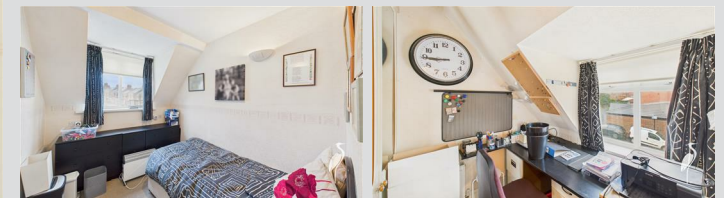
Double glazed window to rear elevation, built in wardrobes and storage and a radiator.

## Bedroom 2 (Front) 9'9" x 12'10"



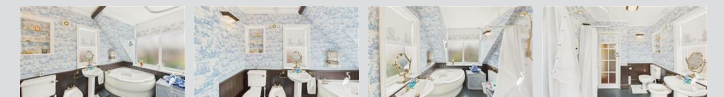
Double glazed window to front elevation, built in wardrobes and a radiator.

## Bedroom 3 (Front) 7'2" x 10'9" plus 6'11" x 6'2"



2x double glazed windows to front elevation, 2x double radiator and built in wardrobes.

## Bathroom



Luxury suite featuring low level WC, washbasin, bidet,

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# MAIN ROOMS AND DIMENSIONS

corner bath and walk in shower. 2x double glazed windows and a radiator.

## Shower Room



Low level WC, washbasin and walk in shower cubicle, chrome heated towel rail and double glazed window.

## Loft Space



Fully boarded loft with built in storage and 2x Velux windows.

## Outside



Good sized garden to the rear with block paved seating areas. Driveway to the front providing off street parking. Roller shutter access door to store.

## 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

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.

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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 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

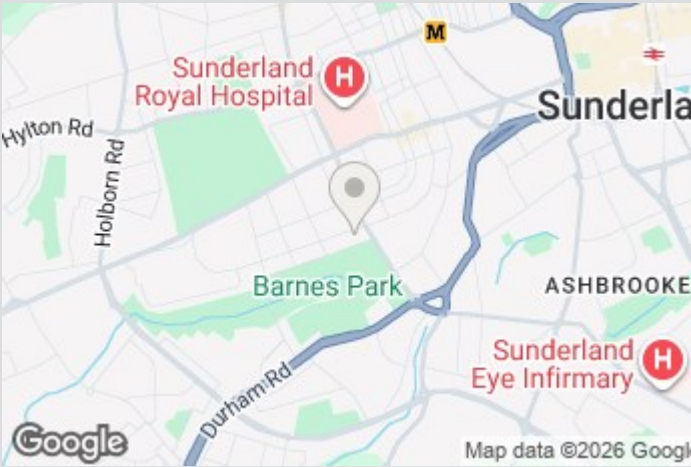
## Opening Times

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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

145.4 m<sup>2</sup>  
1565 ft<sup>2</sup>

Reduced headroom

16.9 m<sup>2</sup>  
182 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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