









A well presented two bedroom end terraced cottage, conveniently located on Ingleby Terrace in the popular area of High Barnes. The spacious accommodation arranged over one level and comprises entrance hall, lounge/dining room, with French doors into courtyard, kitchen, two bedrooms and a bathroom/WC. Features of the property include gas central heating, double glazed windows and a courtyard to the rear with off street parking. Well placed for the shops on Chester Road, Sunderland Royal Hospital, the University and offers transport links to surrounding areas. Available with no upward chain, early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

All On Ground floor

Access via UPVC entrance door.

Reception Hall



Radiator and access point to loft.

Lounge/Dining Room 9'4" x 18'8"



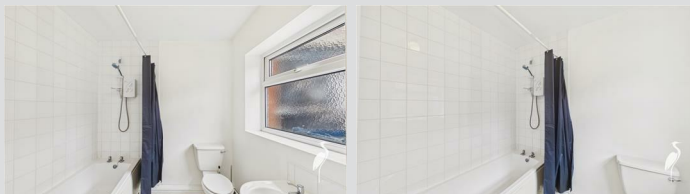
UPVC double glazed French patio doors to rear, radiator and feature fireplace. Door to kitchen.

Kitchen 14'0" x 7'1"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and hood. Space for fridge freezer, washing machine and tumble dryer. Double glazed window to rear and door to bathroom.

Bathroom



Bath with shower over, low level wc and hand wash basin. Radiator and double glazed window to rear.

Bedroom 1 11'4" x 12'5"



Double glazed bay window to front and radiator.

Bedroom 2 11'5" x 6'0"



Double glazed window to front and radiator.

Outside



Enclosed courtyard with wooden double gates providing off street parking.

Tenure FH

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

Council TaxBand

The Council Tax is Band A.

Important Notice

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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MAIN ROOMS AND DIMENSIONS

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.

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.

Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on .

Opening Times

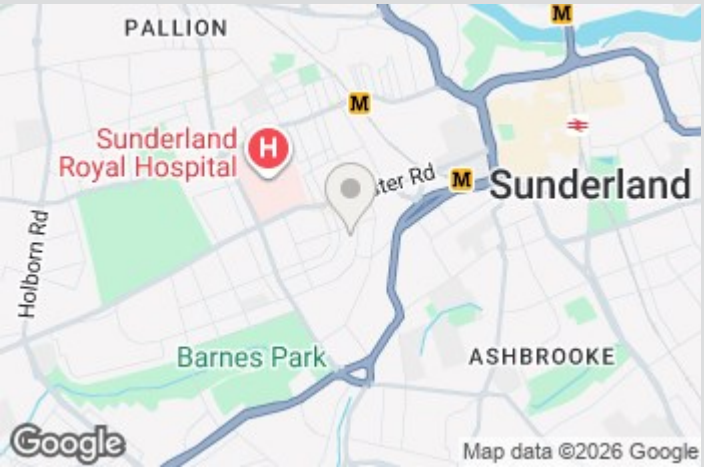
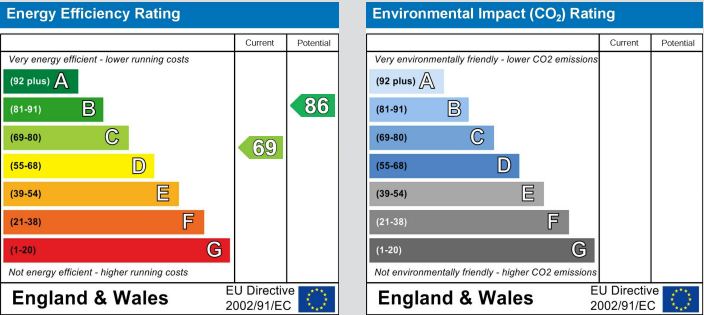
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

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

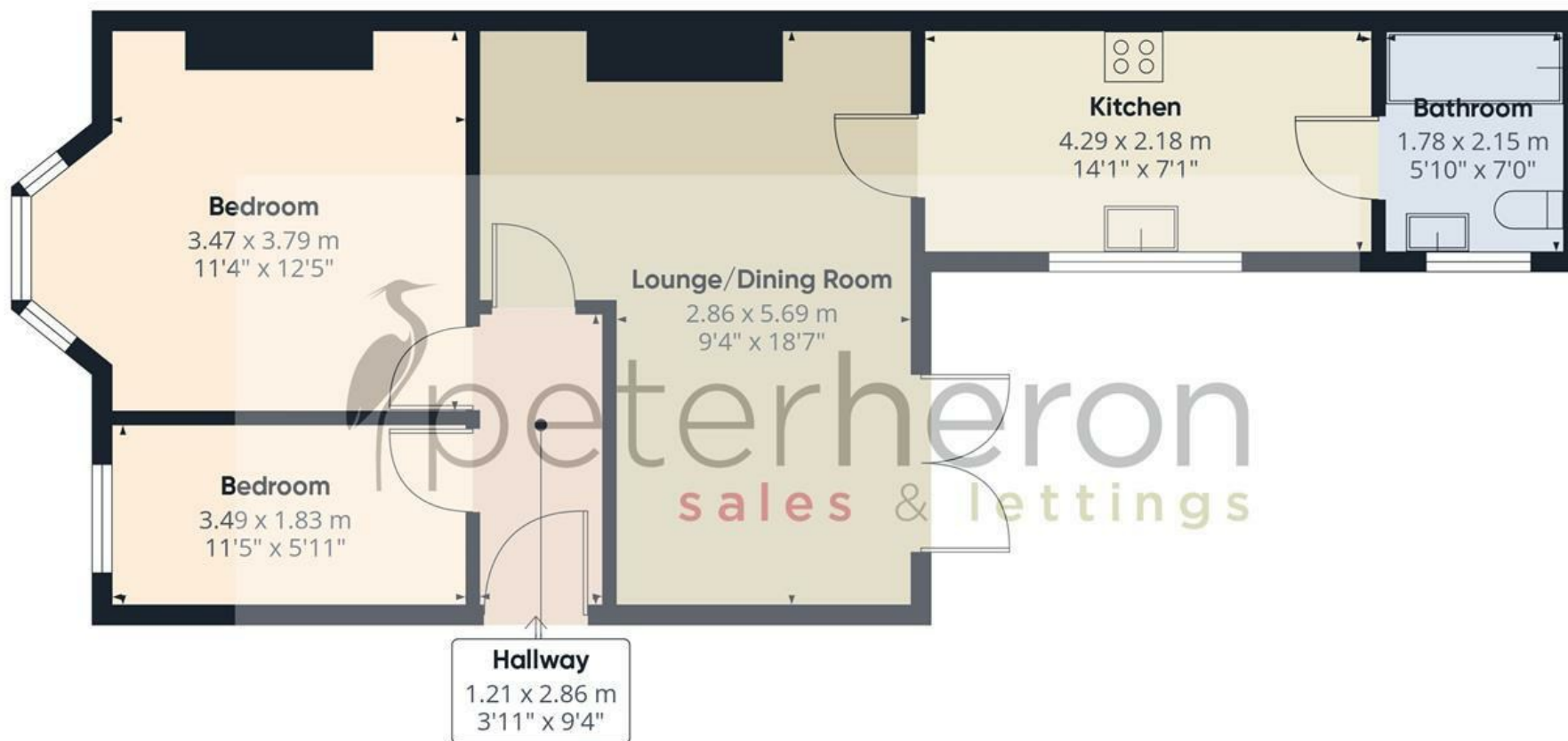
Further Information Notice

We have been advised by our client, the property has historic subsidence on the gable end from 20 years ago, and has been piled down 12 metres.



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Approximate total area⁽¹⁾

56.5 m²

609 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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