Corry Court, High Barnes, Sunderland

£209,950

An attractive semi detached home, situated within this highly sought after area of High Barnes. Internally the neatly presented accommodation is accessed via a reception hall, lounge, dining room and fitted kitchen. On the first floor there are three bedrooms, shower room and separate WC. Externally there is a driveway to the front leading to attached garage with lawned gardens to the front and side, and low maintenance gravelled garden to the rear. Benefits of the property include double glazing and gas central heating. 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. Available with no upward chain, early viewing is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Reception Hall

Stairs to first floor with storage under and radiator.

Lounge 13'5" x 10'10"

Double glazed bay window to the front, radiator, feature fireplace and double doors opening into the dining room.

Dining Room 12'2" x 10'2"

Double glazed window to the rear and a gas fire.

Kitchen 9'1" x 11'3"

Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Space for an oven, washing machine and fridge freezer. Radiator, two double glazed windows and UPVC door to rear garden.

First Floor Landing

Double glazed window to the side elevation, storage cupboard and access point to loft.

Bedroom 1 10'9" x 11'2"

Double glazed bay window to the front, radiator and built in wardrobes.

Bedroom 2 12'9" x 10'1"

Double glazed window to the rear, radiator and storage cupboard.

Bedroom 3 7'5" x 7'11"

Double glazed window to the front and radiator.

Shower Room

Walk in shower, wash hand basin set into vanity unit, radiator, and double glazed window to the rear.

MAIN ROOMS AND DIMENSIONS

Separate WC

Low level WC, radiator and double glazed window to the side elevation.

Outside

Gardens to the front and side mainly laid to lawn with mature borders, driveway providing off street parking leading to garage whilst to the rear there is low maintenance garden.

Garage 9'0" x 17'8"
Double glazed window and wooden door to garden, accessed via an up and over door.

Tenure Freehold
We have been advised by our clients there are 927 year remaining on the lease, however our clients are in the process of buying the Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand
The Council Tax is Band C.

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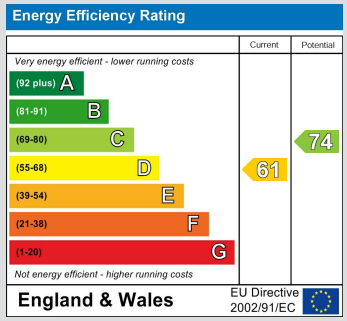
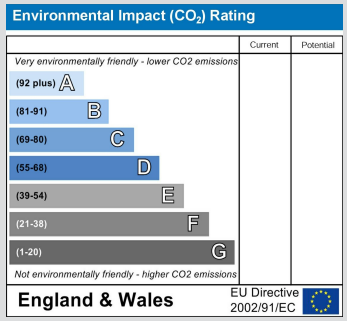
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

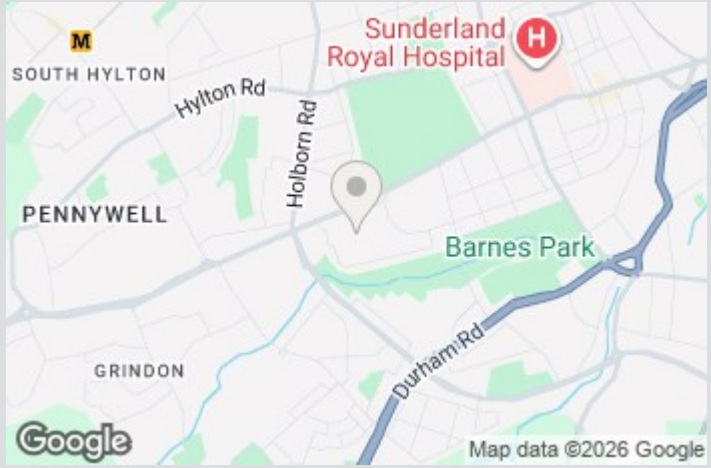
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

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.







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Ground Floor

First Floor

Approximate total area(1)

103.3 m²

1110 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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