









A fabulous three bedroom, double fronted cottage, providing spacious and immaculately presented accommodation, within this popular area of High Barnes. The impressive internal accommodation is all on one level and briefly comprises of an entrance vestibule, hall, an attractive lounge / diner, a stylish contemporary kitchen, fitted with a range of units and a selection of integrated appliances. There is a superb, modern shower room/wc and three bedrooms, one currently utilised as an additional reception room. Externally there is a small forecourt area to the front and a block-paved courtyard to the rear with a remote control roller shutter access door. This convenient location provides easy access to local shops, Sunderland Royal Hospital, Barnes Park, Sunderland University, Sunderland City Centre and there are excellent connections to major road links including the A19. Benefits of the property include UPVC glazing and gas central heating to radiators. Early viewing is essential to appreciate this wonderful home.

# MAIN ROOMS AND DIMENSIONS

## All On Ground Floor

Access via Composite entrance door.

## Entrance Vestibule

Inner glazed door to hall.

## Hallway



Radiator.

## Lounge



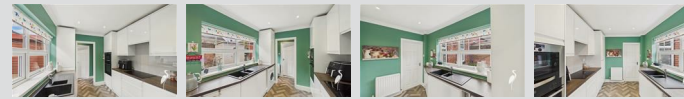
2x double glazed bay window to the front, electric fire and radiator.

## Living/Dining Room



Double glazed window to rear, radiator and electric fire.

## Kitchen



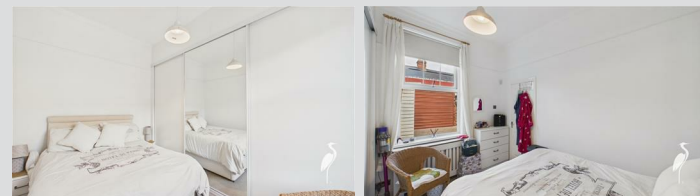
Range of wall and base units with countertops over incorporating an oven, electric hob and extractor, microwave and fridge freezer. Space provided for washing machine. double glazed window to the rear and radiator. Opening into rear hall.

## Rear Hall



Radiator, storage cupboard. UPVC door to rear and door to the shower room.

## Bedroom 1



Double glazed window to the rear, built in mirror fronted sliding door wardrobes and radiator.

## Bedroom 2



Double glazed window to the front, built in wardrobes, radiator and access point to loft.

## Shower Room



Vanity unit comprising of a low level WC and hand wash basin, walk in dual head waterfall shower, double glazed window to the rear and column radiator.

## Outside



Forecourt area to the front and a block-paved courtyard to the rear with remote control roller shutter access door.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## 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

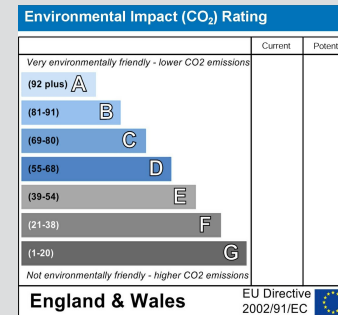
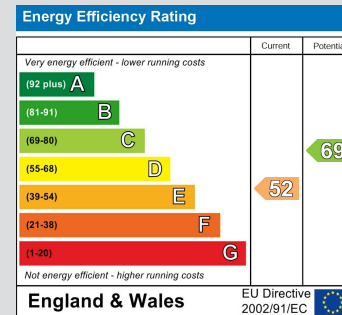
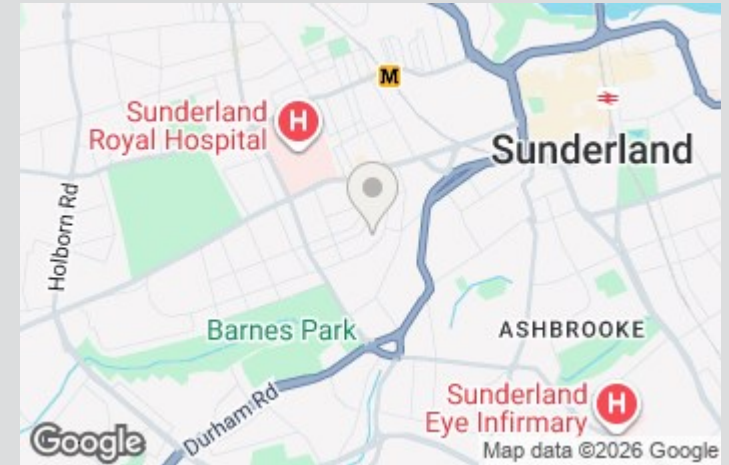
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

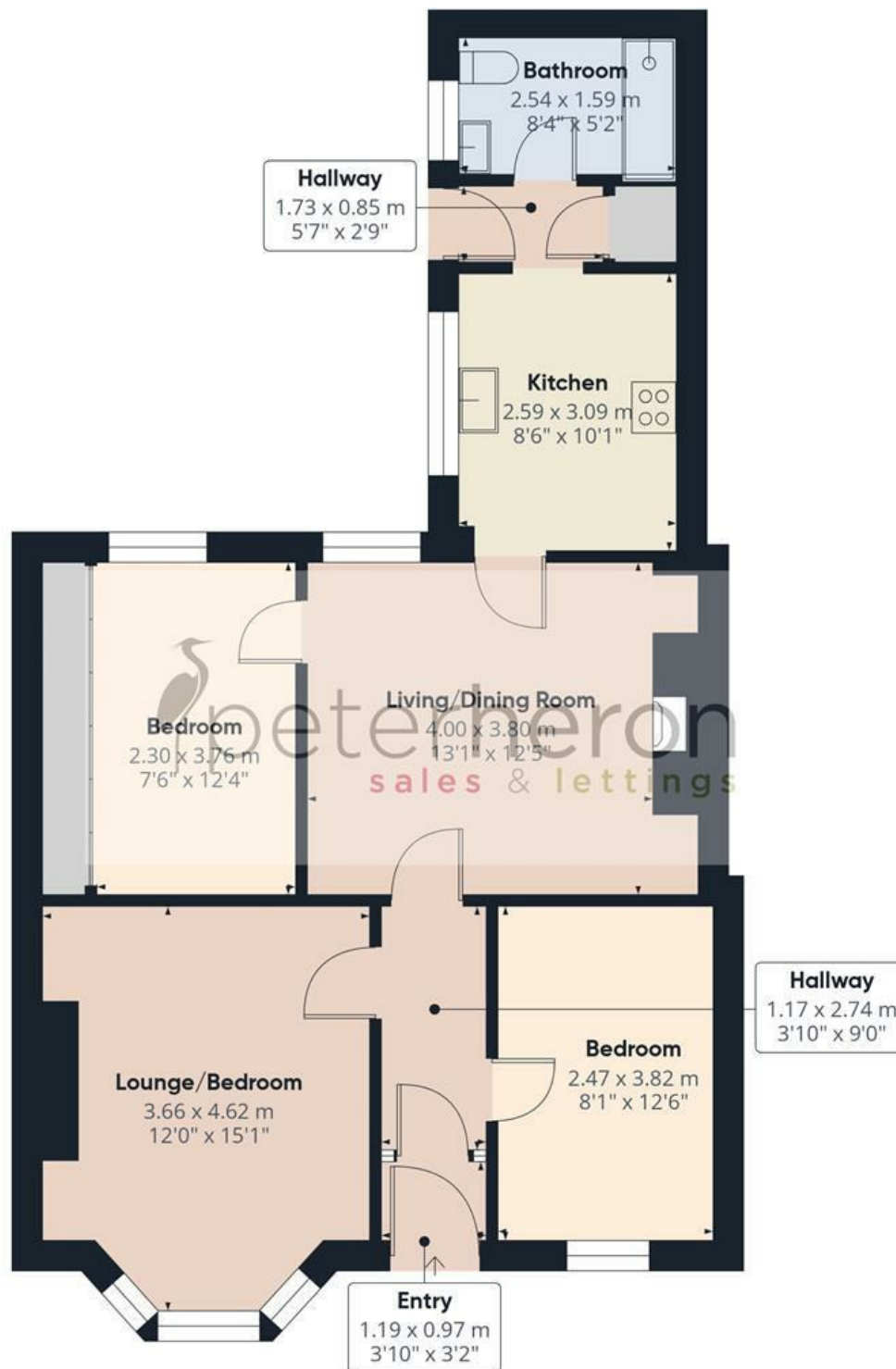
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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



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

70.3 m<sup>2</sup>

756 ft<sup>2</sup>

(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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