**Barleycorn Place**, City Centre, Sunderland

£77,950

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This three-storey house features an integral garage to the rear and enjoys a convenient location in the City Centre. Internally the accommodation on the ground floor is accessed via an entrance hall with staircase to the first floor and access to a lobby connecting through to the garage. On the first floor there is a lounge and a kitchen whilst to the top floor there are two bedrooms and a bathroom/wc. Benefits of the property include double glazed windows and gas central heating to radiators. This ideal location provides easy access to an extensive range of amenities, shopping facilities, cafes, bars and restaurants as well as offering excellent transport connections. Available with no upward chain.

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via entrance door to

**Entrance Hall**
Radiator, staircase to first floor and door to

**Lobby**
Door to garage.

**First Floor Landing**
Radiator and staircase to top floor.

**Lounge 11'8" x 11'7" maximum measurements**
Double glazed window to front and radiator.

**Kitchen 11'8" x 7'10"**
Wall and base units with working surfaces over incorporating sink and drainer unit, integrated appliances include an hob and hob, space for fridge freezer and washing machine, radiator, two double glazed windows to rear and wall mounted boiler.

**Top Floor Landing**

**Bedroom 1 9'9" not including fitted robes x 11'7"**
Double glazed window to front, radiator and fitted mirror fronted sliding door wardrobes.

**Bedroom 2 7'10" x 6'9"**
Double glazed window to rear and radiator.

**Bathroom**
Low level WC, pedestal washbasin and bath, radiator and double glazed window.

**Garage 20'11" maximum into recess x 11'10"**
Integral garage access from the rear lane with a roller shutter access door and internal door to lobby.

**Council Tax Band**
The Council Tax Band is Band A.

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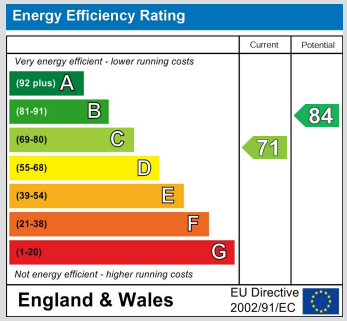
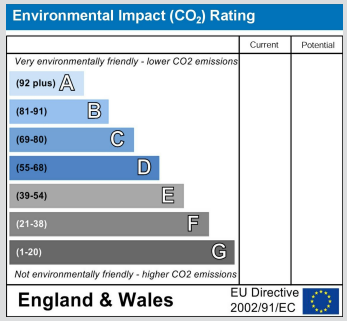
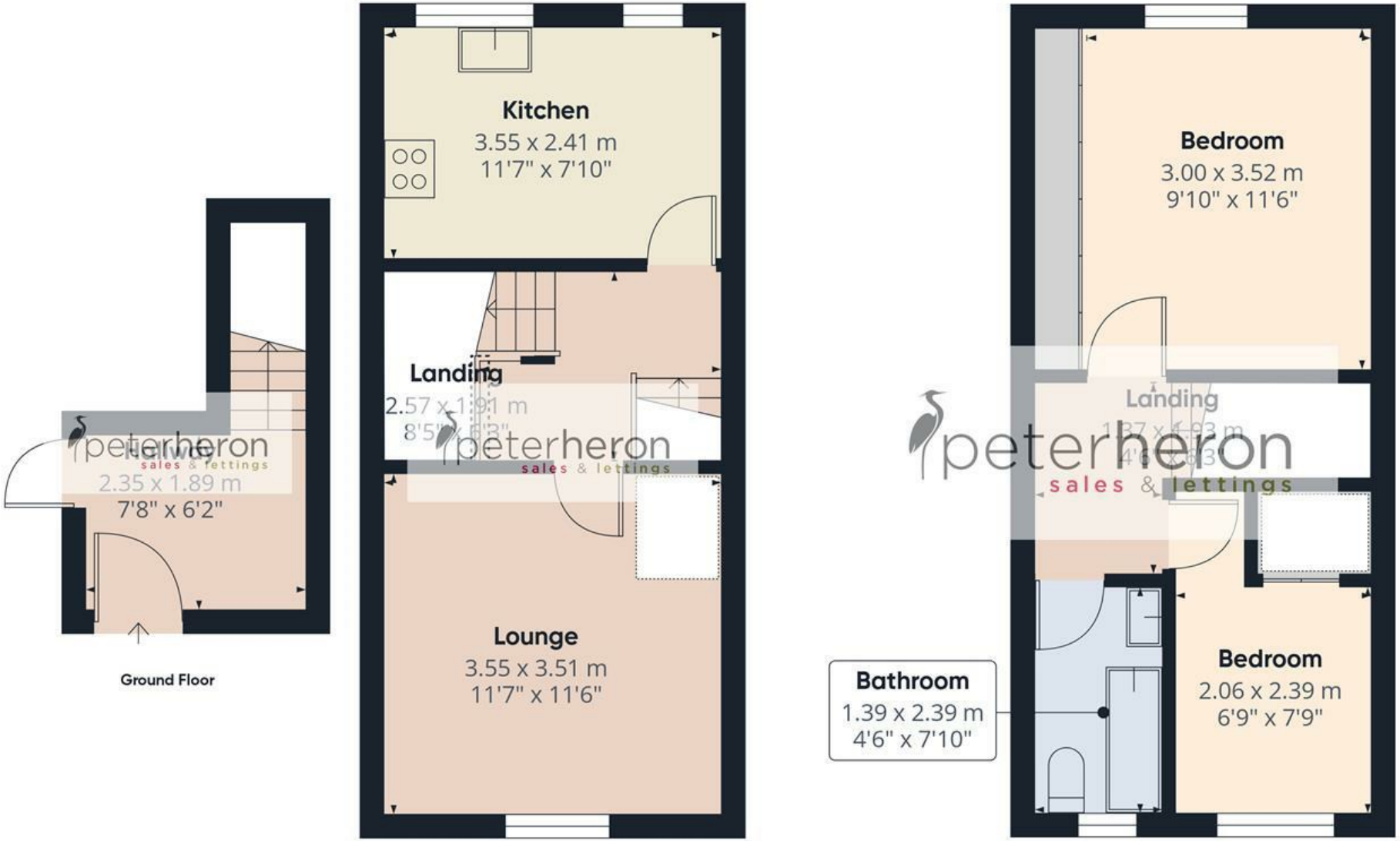
**Fawcett Street Viewings**
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

**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.






**Approximate total area**(1)

57.3 m²

616 ft²

**Reduced headroom**

0.2 m²

2 ft²

(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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