

Situated on the sought-after Ewesley Road in High Barnes, this three bedroom house features a large garage and a garden to the rear. The property has enjoyed some improvements but still requires some general updating, providing an excellent opportunity for those purchasers looking to put their own stamp on their new home. Internally the accommodation includes a hall with staircase to the first floor, two reception rooms, kitchen and a rear porch whilst to the first floor there are three bedrooms and a family bathroom/wc. Externally there is a town garden to the front, a garden to the rear and a garage with remote control roller shutter access door. This ideal location is close to local amenities, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are transport connections to surrounding areas. With immediate vacant possession and no upper chain involved, early viewing is essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Hall



Staircase to first floor with understairs storage cupboard, and radiator.

## Lounge 13'8" into bay x 11'11"



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

## Dining Room 12'0" x 11'6"



Central double glazed door with double glazed windows to either side, radiator, built in cupboard and fitted gas fire.

## Kitchen 8'2" x 5'11"



Fitted wall and base units with work surfaces over

incorporating sink unit, space for cooker and washing machine, double glazed door to rear porch.

## Rear Porch

Single glazed window and door to rear garden.

## First Floor Landing



Built in cupboard.

# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 10'3" max inc fitted furniture x 11'6"



Double glazed window to front, radiator and fitted wardrobes and drawer units.

## Bedroom 2 11'9" x 10'3"



Double glazed window to rear, radiator and built in cupboard.

## Bedroom 3 7'6" x 7'11" max inc fitted furniture



Double glazed window to front, radiator, built in cupboards and fitted units.

## Bathroom



Modern suite with low level WC, pedestal washbasin and panel bath with shower attachment, chrome ladder style radiator, tiled walls and two double glazed windows.

## Outside



There is an attractive town garden to the front and to the rear there is a garden area with a brick built store and mature planting.

## Garage 15'3" long x 12'0" wide

Roller shutter access door, double glazed window, door to rear garden and the garage opens through into an attached store.

## Attached Store 15'5" x 6'4"

Useful and versatile space is accessed from the garage and has single glazed window and door providing access to the rear service lane.

## 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

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# MAIN ROOMS AND DIMENSIONS

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

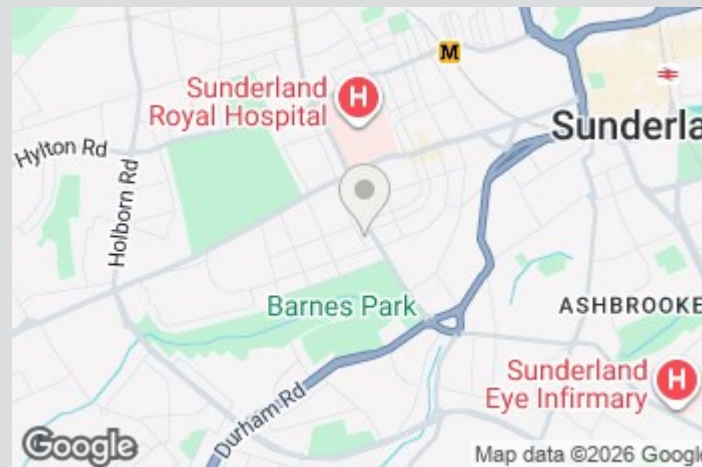
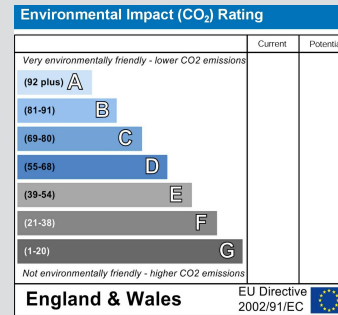
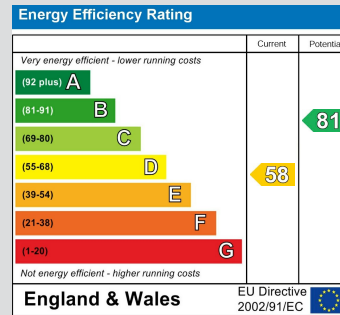
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## Opening Times

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

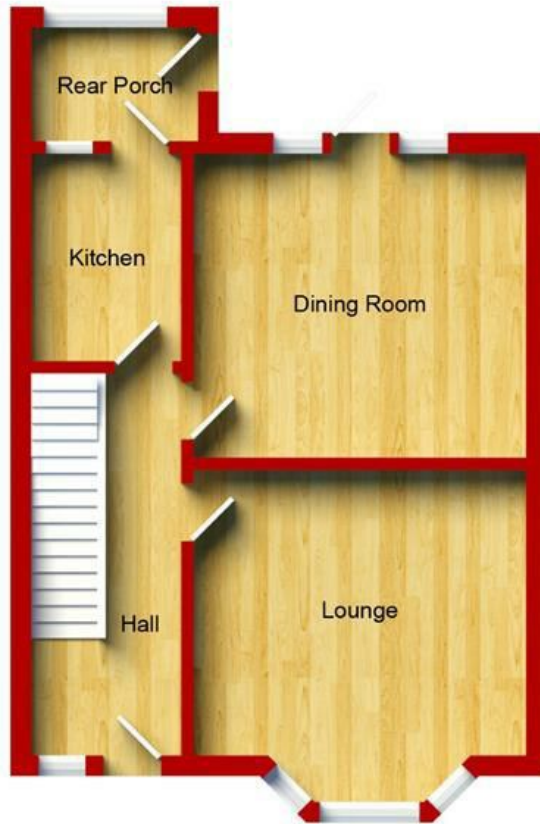
## Ombudsman

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

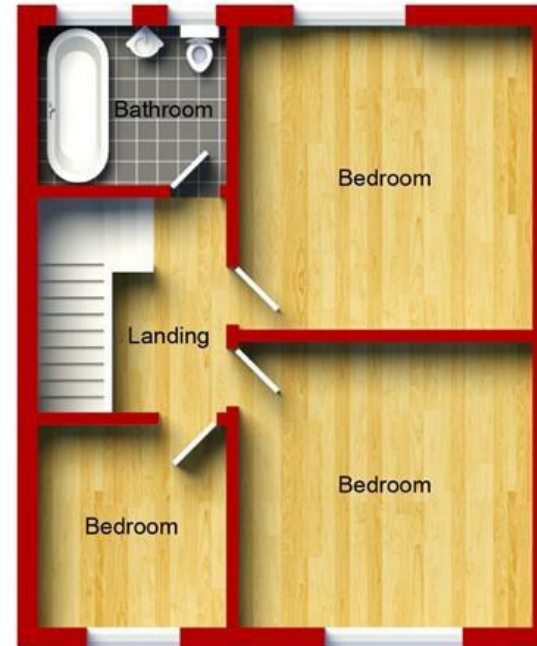


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Ground Floor  
Approximate Floor Area  
(47.70 sq.m)



First Floor  
Approximate Floor Area  
(43.50 sq.m)

