



Ranson Street, High Barnes, Sunderland

£199,950



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A spacious and attractive four bedroom semi-detached house with a wonderful, mature garden, situated within this highly sought after location. The internal accommodation includes a hall, lounge, dining room and kitchen whilst to the first floor there are four bedrooms and a bathroom/wc. Externally there is a garden to the front with a driveway, an integral garage and to the rear, a generous garden, laid mainly to lawn with established planting. The property is ideally positioned for an excellent range of amenities including shops, schools, Barnes Park and transport links. Early viewing recommended.

# MAIN ROOMS AND DIMENSIONS

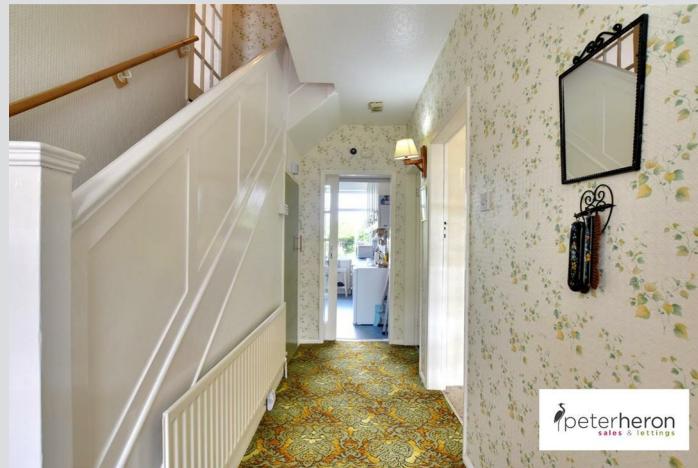
## Ground Floor

Access via UPVC entrance door into the

## Entrance Vestibule

With a glass panelled door leading to the entrance hall.

## Entrance Hall



With a staircase to the first floor with under stairs storage, a storage cupboard, there is a radiator and doors leading off to the kitchen, lounge and family room.

## Lounge 10'11" x 10'11"



With a double glazed bay window to the front, a radiator, there are integrated storage units and an feature electric fireplace.

## Dining Room 18'9" x 11'0"



With a large double glazed window to the rear, there are two radiators, integrated furniture and a feature fireplace.

## Kitchen 11'3" x 6'8"



With a range of wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap, space has been provided for the inclusion of a cooker, washing machine and a fridge, there are part tiled walls, a radiator, two double glazed windows to the rear and there is a wooden door to the rear.

## First Floor Landing

Doors to bedrooms one, two, three and four/study and to the bathroom

## Bedroom 1 13'0" x 11'3" max



With two double glazed windows to the front and rear, integrated wardrobes and a radiator.

## Bedroom 2 10'11" x 9'0" to robes



With a double glazed bay window to the front, integrated wardrobes and a radiator.

## Bedroom 3 11'1" x 9'0" to robes



Double glazed window to the rear, integrated wardrobes and a radiator.

## Bedroom 4/Study 6'11" x 6'7"



With a double glazed window to the front, integrated wardrobes and a radiator.

# MAIN ROOMS AND DIMENSIONS

## Bathroom



There is a hand wash basin, a bath with overhead shower, storage cupboard, there are tiled walls, double glazed window to the rear and a radiator.

## Separate WC

## Outside



To the front of the property there is a garden and a driveway providing off street parking, there is a garage and to the rear there are generous lawned gardens and a shed.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 23/11/1946 and the Ground Rent is £4pa.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band C.

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

## Important Notice Part 2

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.

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.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		52
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Tried. Trusted. Recommended.

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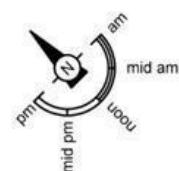
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Ground Floor  
Approximate Floor Area  
(50.20 sq.m)



First Floor  
Approximate Floor Area  
(56.94 sq.m)