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sales & lettings



Available with immediate vacant possession and no upward chain, this three bedroomed bay windowed semi is need of general updating and modernising and occupies a highly sought after position in the heart of Barnes.

Accommodation is arranged over two floors and includes entrance porch, reception hall, lounge, dining room, kitchen, three first floor bedrooms and a shower room. Externally there is a driveway and garage to the front whilst to the rear delightful south facing gardens. The property is within walking distance of an excellent range of amenities including shops, schools, Barnes Park and offers excellent transport links through to the A19 and wider regions of the North East. Early viewing recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Single glazed window and tiled flooring, inner door leading into

Hallway



Staircase to first floor, understair storage cupboard, double radiator.

Lounge 10'9" plus bay x 10'10"



Double glazed bay window to front and single radiator.

Dining Room 20'0" x 10'11" into alcoves



Double glazed window to rear, single radiator, gas fire with feature surround.

Kitchen 16'3" x 6'9"



Base and eye level units with working surfaces over incorporating sink and drainer unit, integrated oven and induction hob with extractor fan, tiled splashbacks, double radiator x2, double glazed window to rear.

Ground Floor WC



Low level WC and washbasin single radiator and double glazed window. Access to garage.

First Floor Landing

Double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 10'11" plus bay x 10'10" into fitted robes



Double glazed bay window, single radiator and fitted wardrobes and overhead cupboards.

Bedroom 2 11'3" x 11'0" into fitted wardrobes



Double glazed window, single radiator and fitted wardrobes.

Bedroom 3 6'10" x 6'7"



Double glazed window, fitted wardrobes and single radiator.

Shower Room



Low level WC, washbasin vanity unit and walk in shower enclosure, heated towel rail, double glazed window, tiled walls and flooring.

Outside



Garden to the front with block paved driveway leading to attached GARAGE, side gate leading through to south facing rear lawned gardens.

Council Tax Band

The Council Tax Band is Band C.

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 23/11/1945 and the Ground Rent is £4.40pa.

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.

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

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MAIN ROOMS AND DIMENSIONS

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

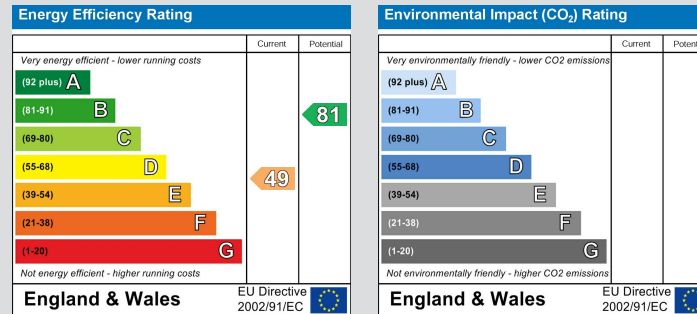
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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
(49.96 sq.m)



First Floor
Approximate Floor Area
(38.20 sq.m)



19 Ranson Street