















An attractive three bedroom, two reception room mid terrace, double fronted cottage, providing generously proportioned accommodation, ideally situated within this popular area of High Barnes. The internal accommodation on the ground floor includes a hall, two reception rooms, a modern kitchen, a bathroom/wc and a double bedroom. There versatile area, ideal as a study with a staircase leading up to the first floor where there are two further spacious bedrooms, with walk in wardrobes. Externally there is a small forecourt area to the front and a courtyard to the rear with a roller shutter access door, providing off street parking. 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. We highly recommend viewing, to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door to entrance hall.

### Hall



Radiator, door to the lounge, dining room and study.

### Lounge 13'7" x 11'8" into alcove



Double glazed bay window to front, electric fireplace and radiator.

### Dining Room 13'3" x 11'8"



Double glazed French doors to the rear, radiator, feature fireplace, two storage cupboards, door to the bedroom and a door to the kitchen.

### Kitchen 9'9" x 6'9"



Range of wall and base units with work surfaces over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, gas hob, and cooker hood, space provided for a fridge freezer and a washing machine, double glazed window to rear and a door to the bathroom.

## Bathroom



Low level WC, wash hand basin, bath with shower tap, double radiator and double glazed window to rear.

### Bedroom 1 11'10" x 10'9"



Double glazed window to rear and a radiator.

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## Rear Hall 11'8" x 8'0" including staircase

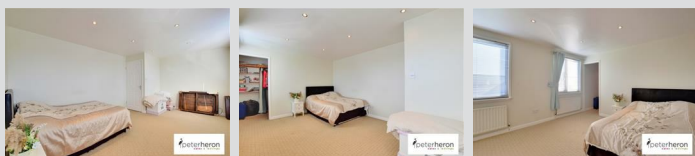


Double glazed window to front, radiator and stairs to the first floor.

## First Floor Landing

Doors to bedrooms two and three and to the bathroom.

## Bedroom 2 16'4" x 10'11"



Two double glazed windows to front, two radiators and walk in wardrobe.

## Bedroom 3 11'9" x 9'8"



Double glazed window to rear, radiator, and walk in wardrobe.

## Bathroom



Low level WC, wash hand basin, bath and double glazed window to the rear.

## Outside

Low maintenance forecourt and courtyard, with roller shutter and outhouse to the rear.

## Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council TaxBand

The Council Tax is Band A.

## Important Notice

Peter Heron Ltd for themselves and for the vendors of this

property whose agents they are, give notice that:-

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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.

## Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

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

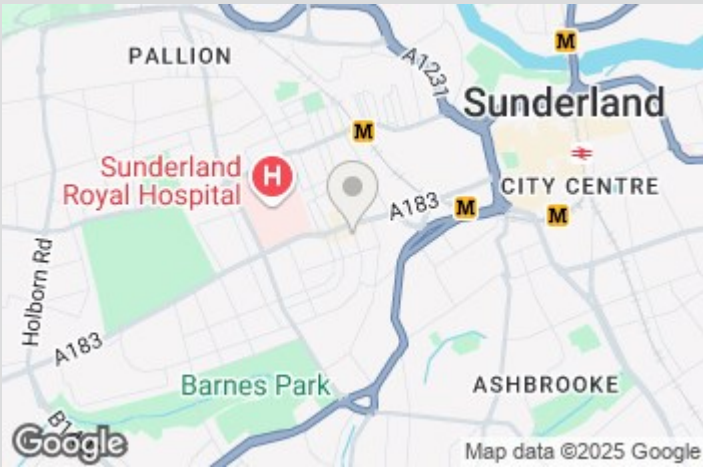
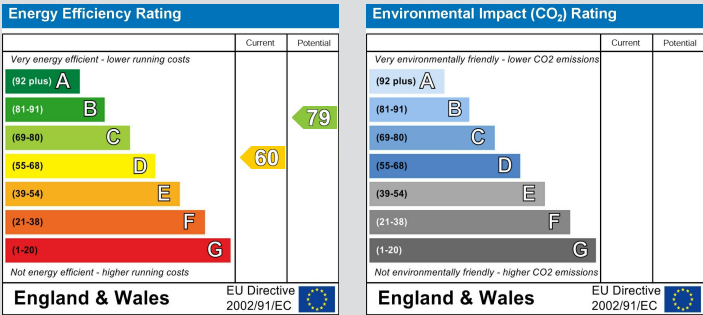
## Ombudsman

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



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