















A delightful three bedroom semi-detached home with a beautiful rear garden situated within this sought-after area of High Barnes. Internally the accommodation on the ground floor includes a hall, two reception rooms and a kitchen. On the first floor there are three bedrooms, bathroom and separate wc. The property benefits from double glazed windows and gas central heating to radiators. Externally there is a small garden to the front, gated access providing off street parking to the side and to the rear a wonderful, mature garden with a lawn and established, well-stocked borders. This ideal location is close to local amenities, Barnes Park, shops and schools, including Barnes Infant and Junior schools as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. With no upper chain involved, early viewing is essential to appreciate the location, garden and potential this attractive home has to offer!



# MAIN ROOMS AND DIMENSIONS

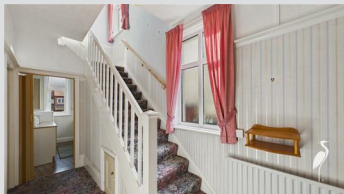
## Ground Floor

Access via double doors.

## Entrance Vestibule

Inner door to hall.

## Reception Hall



Stairs to first floor with storage under, radiator, storage cupboard and double glazed window to side.

## Lounge 12'5" x 11'0"



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

## Dining Room 12'5" x 12'5"



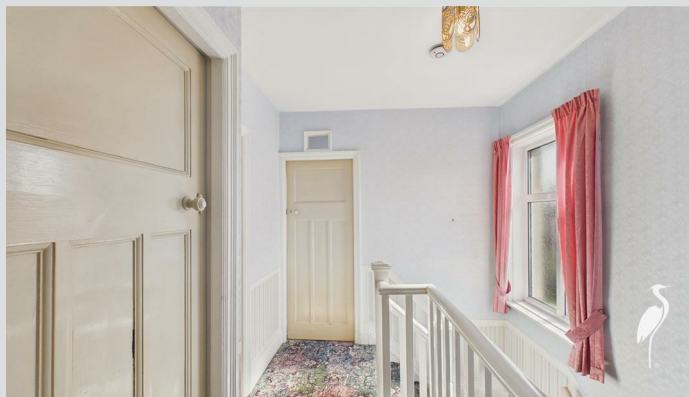
Double glazed windows and UPVC door to rear. Feature fireplace.

## Kitchen 6'2" x 9'1"



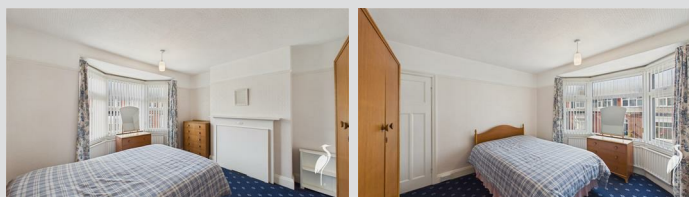
Wall and base units with countertops over incorporating a single bowl sink and drainer. Space provided for a cooker, fridge freezer and washing machine. Storage cupboard, 3x double glazed windows and door to rear.

## First Floor Landing



Double glazed window to side and access point to loft.

## Bedroom 1 12'1" x 11'1"



Double glazed bay window to front and radiator.

## Bedroom 2 10'11" x 12'5"



Double glazed window to rear and built in storage.

## Bedroom 3 7'8" x 6'11"



Double glazed window to rear and radiator.

## Bathroom



Washbasin and bath, radiator and double glazed window to side.

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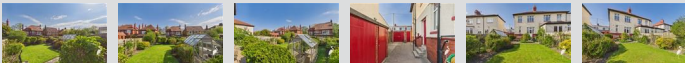
# MAIN ROOMS AND DIMENSIONS

## Separate WC



Low level WC, double glazed window to side.

## Outside



Garden to the front, gated access providing off street parking to the side and to the rear a wonderful, mature garden with a lawn and established, well-stocked borders.

## 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.

## Freehold Rent Charge

We have been advised by our client there is a Rent Charge of £6.30 per annum.

## 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 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.

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.

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

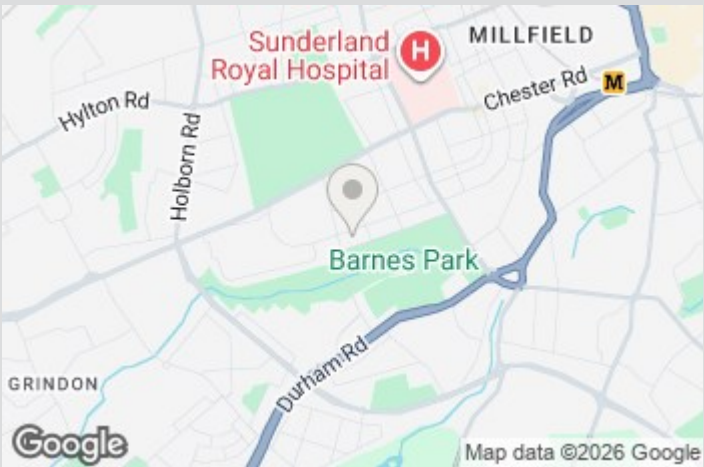
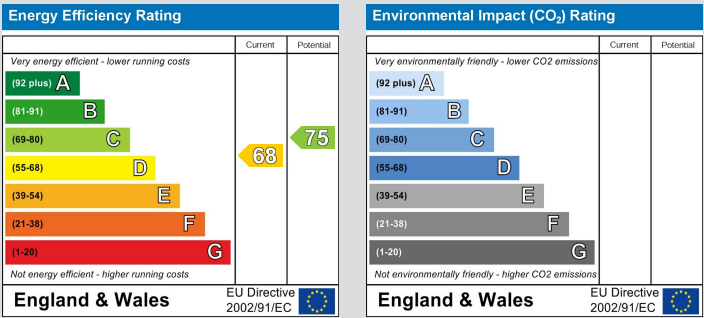
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



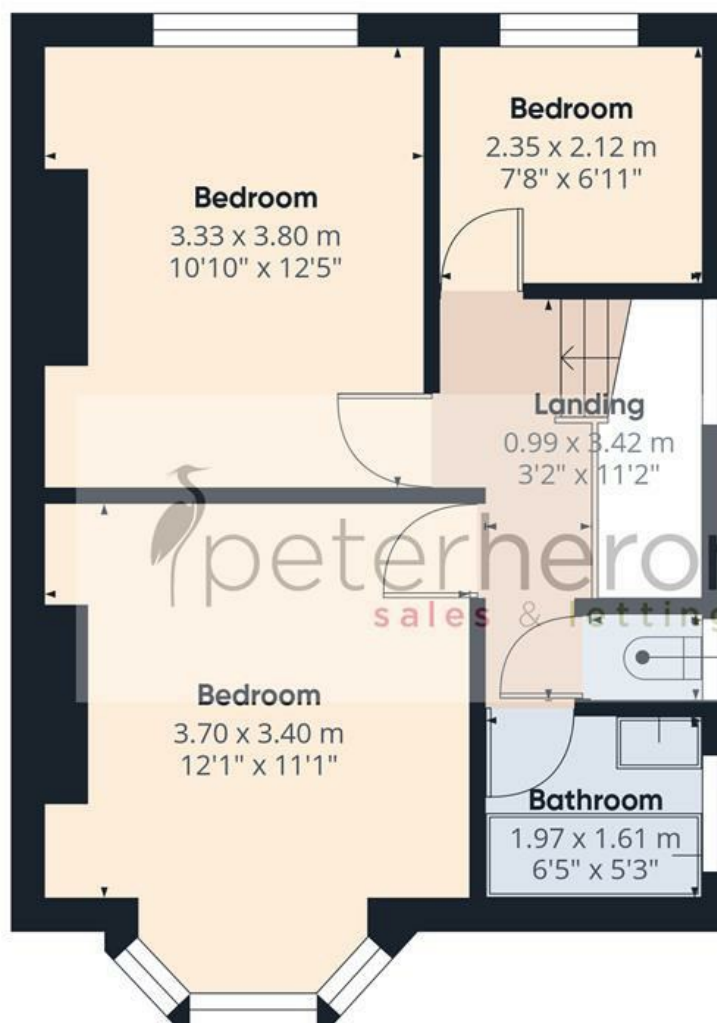
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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

80.3 m<sup>2</sup>

864 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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