









This stunning home has been upgraded, remodelled and modernised to provide an exceptional standard of accommodation, ideally situated within this popular area of High Barnes. Internally the property briefly comprises to the ground floor of an entrance vestibule, hall, an attractive lounge with bay window and a fabulous open plan kitchen / diner. The kitchen is fitted with an excellent range of stylish units, an island with breakfast bar and French doors to the rear courtyard. Completing the ground floor is a superb modern bathroom/wc. On the first floor there are three bedrooms and a contemporary shower room/wc. Externally there is a forecourt area to the front and to the rear a delightful courtyard. This convenient location provides easy access to local shops, Sunderland Royal Hospital, Barnes Park, Sunderland University, Sunderland City Centre and there are great connections to major road links including the A19. With no upper chain involved, early viewing is essential to fully appreciate this exceptional home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Stairs to first floor, double radiator and storage cupboard. Door to lounge.

Lounge 12'5" x 12'8"



Double glazed bay window to front, radiator and feature fireplace. Open plan into kitchen/diner.

Kitchen/Diner 17'5" x 12'9"



Fitted with a range of modern wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated oven, electric hob and hood, low level fridge and freezer. Space for an additional fridge freezer. Island with base units. 2x double radiators, storage cupboard and feature fireplace. Double glazed window and UPVC French patio doors to rear. Door to bathroom.

Bathroom 6'4" x 7'10"



Low level WC, washbasin and luxury Jacuzzi bath, chrome heated towel rail and double glazed window.

Half Landing

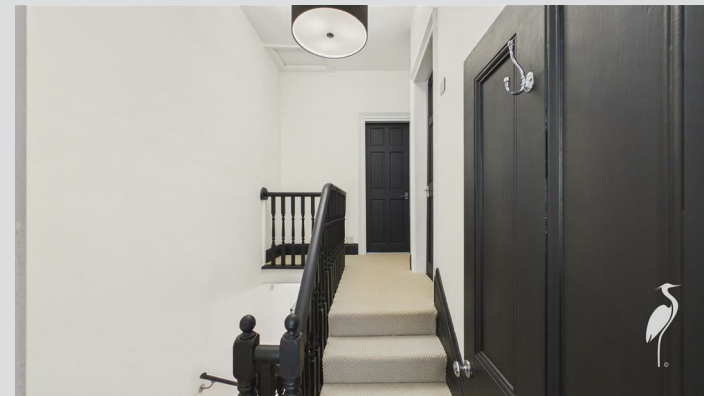


Shower Room



Low level WC, washbasin set into vanity unit and walk in shower cubicle, double glazed window.

First Floor Landing



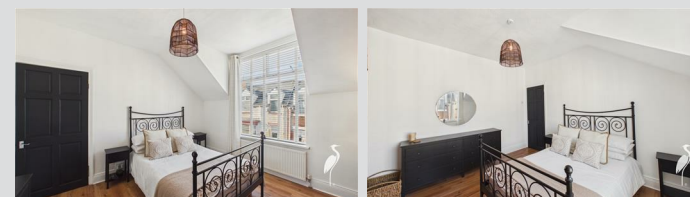
Access point to loft.

Bedroom 1 11'4" x 12'9"



Double glazed window to rear, radiator and storage cupboard.

Bedroom 2 11'0" x 12'8"



Double glazed window to front, radiator and storage cupboard.

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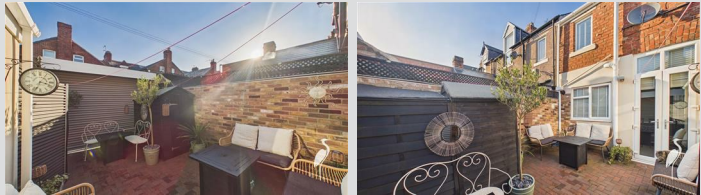
MAIN ROOMS AND DIMENSIONS

Bedroom 3 6'9" x 9'4"



Double glazed window to front and radiator.

Outside



Forecourt to the front and low maintenance block paved rear garden with outhouse.

Outhouse



Space for a washing machine and tumble dryer.

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 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

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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 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.

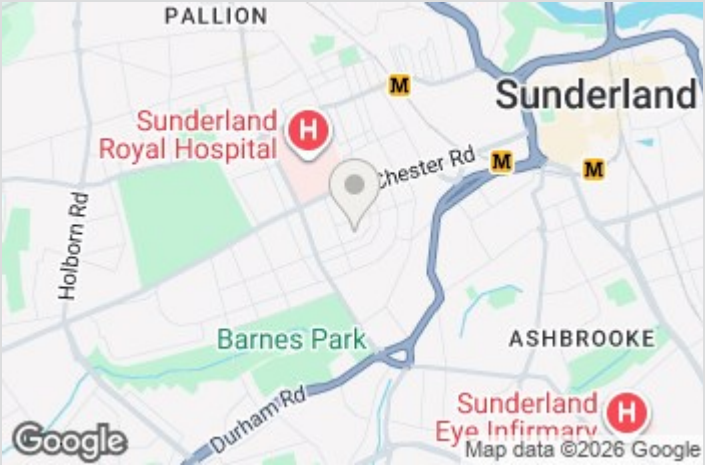
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MAIN ROOMS AND DIMENSIONS

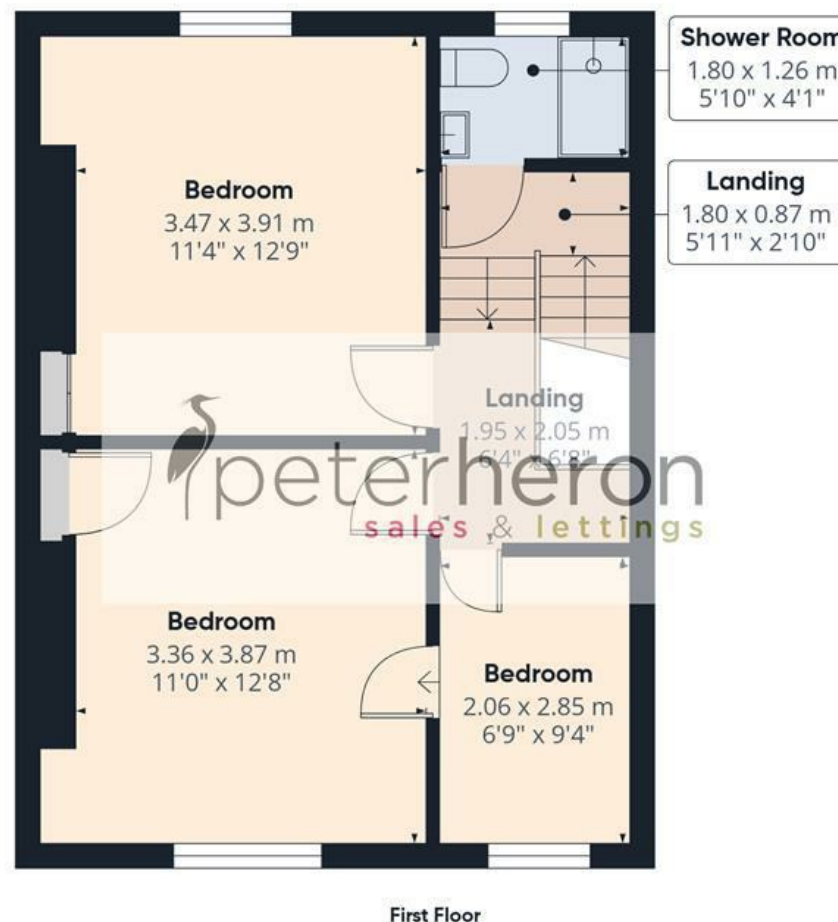
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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Approximate total area⁽¹⁾

95.9 m²

1033 ft²

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

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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