









A beautifully presented and deceptively spacious three bedroom, semi-detached Dutch style bungalow within this highly sought after area of High Barnes. Internally the stylish accommodation has been significantly upgraded and modernised to a most impressive standard and is accessed via an entrance lobby, connecting through to a hall. There is an attractive lounge with a gas fired stove and double doors to a delightful conservatory that overlooks the rear garden. The breakfasting kitchen is fitted with an excellent range of units, a selection of integrated appliances and French doors leading out to the rear patio. Completing the ground floor accommodation are two generous bedrooms and to the first floor a further double bedroom. Externally there is a garden to the front, a block-paved driveway providing off street parking, a single garage and to the rear a wonderful garden with a lawn and patio. This conveniently located home is close to local amenities, shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. Viewing essential to fully appreciate the quality and flexibility of accommodation this exceptional home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Lobby

Tiled floor, double glazed window to rear and door to hall. Door to garage.

## Reception Hall



Radiator.

## Lounge 14'1" not including staircase area x 11'4" into all



Double glazed French door leading through to conservatory, two radiators and feature gas fired stove. Staircase leading up to first floor.

## Conservatory 9'6" x 9'8"



Double glazed door leading out to patio area, double glazed windows overlooking the garden and radiator. The new

glazed roof has a blue tinted self cleaning glazed roof and helps reduce glare and aids with temperature control.

## Breakfasting Kitchen 15'8" x 9'8"



Fitted with a range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven, microwave, induction hob and washing machine, space for fridge freezer, radiator, double glazed window to side and double glazed French door leading out to the rear patio area. The central heating boiler is concealed behind matching front unit.

## Shower Room



Contemporary suite with low level WC, washbasin set into vanity unit and walk in shower with mains shower, period style radiator with heated towel rail, attractive tiled walls and double glazed window.

## Bedroom 2 10'11" x 13'9" max into bay and including robes



Double glazed bay window to front, three radiators and fitted sliding door wardrobes.

## Bedroom 3 10'6" x 10'4"



Double glazed window to front and radiator.

## First Floor

Access to eaves storage area and door to bedroom 1.

## Bedroom 1 11'8" x 13'10"



Double glazed window to rear and radiator.

## Outside



To the front of the property there is a delightful garden and a block paved driveway providing off street parking and access to the garage, whilst to the rear there is a landscaped garden with lawn and patio area.

## Council Tax Band

The Council Tax Band is Band C.

Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

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# MAIN ROOMS AND DIMENSIONS

## Tenure Freehold

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

## Important Notice

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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

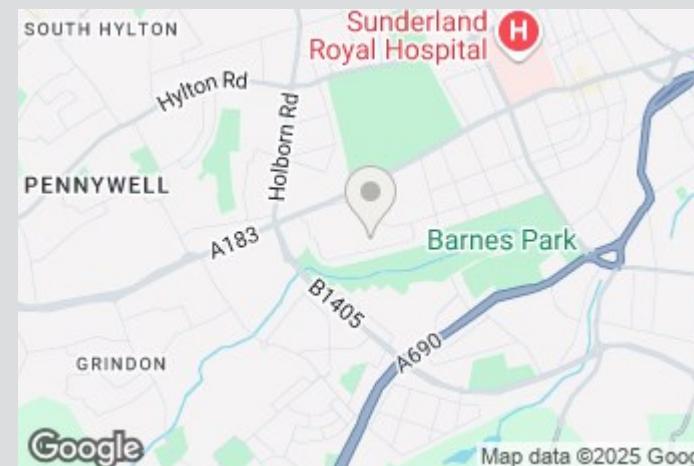
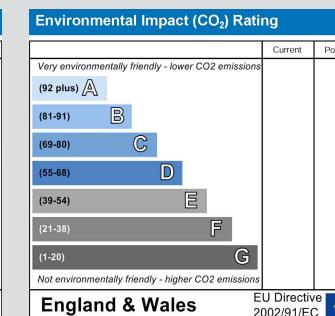
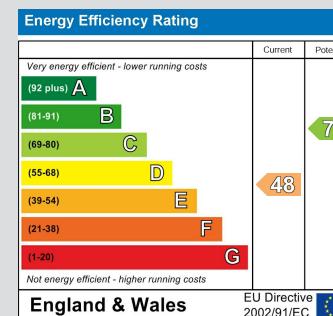
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



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