















This popular larger style two bedroom and two reception room double fronted pre-war semi detached bungalow offers an exciting opportunity to those who wish to live within the highly regarded 1930s area of High Barnes on a quietly positioned street close to superb range of amenities. Available with no upward chain, the property offers a flexible living space comprising entrance portico, reception hall, lounge, dining room, kitchen, two bedrooms and a bathroom whilst features of note include UPVC double glazing, gas central heating, gardens to the front, a long drive to the side, detached garage and enclosed gardens to the rear enjoying a leafy backdrop. Walking distance from Sunderland Royal Hospital, Barnes park, good schools and with an excellent road and public transport network close to hand, the property is central to the City centre and A19 and is sure to be the subject of considerable interest therefore immediate internal inspection is unreservedly recommended to avoid disappointment.



# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Part glazed double doors to entrance portico.

## Entrance Portico

Part glazed door to reception hall.

## Reception Hall

### Lounge 10'11" x 14'8"



Into bay with UPVC double glazed windows to front overlooking gardens to the front, electric fire with Adam style surround, marble insert and hearth, coved cornicing to ceiling, and radiator.

### Dining Room 10'11" x 16'3"



Into bay with UPVC double glazed windows to rear overlooking gardens, gas fire, 2x single radiators, wall lights, and coved cornicing to ceiling.

### Kitchen 14'6" x 7'5"



Selection of base and eye level units with working surfaces incorporating single drainer stainless steel sink unit, wall mounted gas combination boiler serving hot water and radiators, radiator, tiled walls, wood effect flooring, gas hob, split level double electric oven, space for fridge and freezer, space and plumbing for automatic washing machine, UPVC double glazed windows to rear and glazed door to rear porch/utility. Door leading out into rear garden.

### Bedroom 1 (front) 10'10" x 12'0"



Into bay with UPVC double glazed windows to front overlooking gardens, fitted wardrobes and overhead cupboards, and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 (side) 10'10" x 9'6"



UPVC double glazed window to side, fitted wardrobes and overhead cupboards, and single radiator.

## Bathroom 7'10" x 6'5"



Low level WC, pedestal washbasin and panel bath with overhead electric shower - coloured suite, tiled walls, mirror fronted medicine cabinet, radiator, built in cupboard and UPVC double glazed window. Access point to insulated loft.

## Outside



Mature well stocked gardens to the front, drive to the side providing access through to detached garage with up and over door. Large enclosed gardens to the rear.

## 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 24/06/1955 and the Ground Rent is £8.00 per annum.

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 - 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](http://peterheron.co.uk)

## Opening Times

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


## Ombudsman


Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

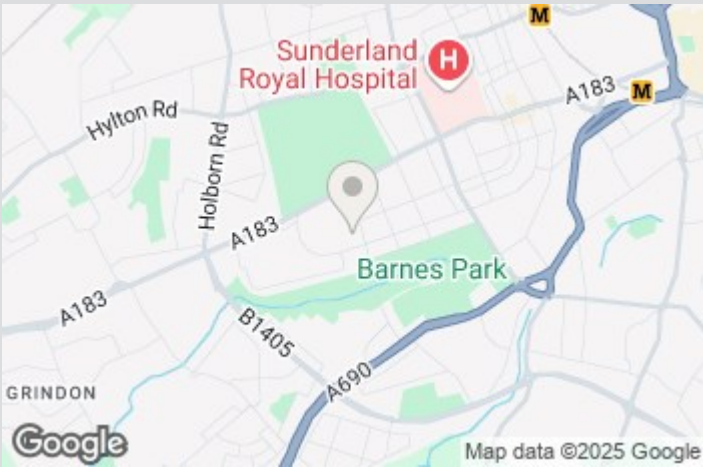
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# MAIN ROOMS AND DIMENSIONS

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

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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