









A spacious three bedroom, semi-detached, dormer style bungalow, situated within this highly sought after area of High Barnes. Internally the well-appointed and generously proportioned accommodation on the ground floor includes a reception hall, a spacious lounge with a bay window to the front, opening through to a dining room and there is kitchen, fitted with a range of contemporary units. Completing the ground floor is a double bedroom, a modern bathroom/wc and a useful utility. On the first floor there are two further bedrooms. Externally there is a delightful garden to the front with a driveway and to the rear a garden with a lawn. 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. With no upper chain involved, we highly advise arranging an early viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Porch

Door to hallway.

## Reception Hall



Radiator with radiator cover x2, and stairs to the first floor.

## Bedroom 1 12'7" x 10'0"



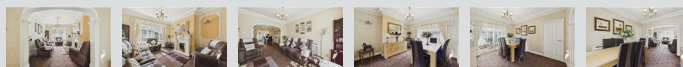
Double glazed bay window to the front, radiator with radiator cover, fitted wardrobes and overhead cupboards.

## Bathroom



Low level WC with concealed cistern, washbasin and bath with shower attachment, UPVC lined walls and ceiling, ladder style heated towel rail and double glazed frosted window .

## Lounge/Dining Room 12'0" x 13'5" plus 12'3" x 13'6"



Double glazed bay window to the front and double glazed sliding doors to the rear looking into the conservatory, feature electric fire with marble insert and hearth, 2x radiator with radiator cover and an archway through to the dining room.

## Conservatory 9'10" x 9'0"



Double glazed windows surrounding and double glazed French patio door to the rear garden.

## Kitchen 11'1" x 9'11"



Fitted with modern wall and base units with work surface over incorporating 1 1/2 bowl sink and drainer unit mixer tap. Integrated fridge freezer, Space for oven and hob, wall mounted Baxi boiler concealed by matching kitchen cupboard. Double glazed window to the rear.

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# MAIN ROOMS AND DIMENSIONS

## Utility 4'5" x 12'4"



2x double glazed Velux windows, cupboards and space for washing machine, 2x doors to outside.

## First Floor Landing

### Bedroom 2 10'5" x 18'9"



Double glazed window to the front, double glazed Velux window and radiators x2 with radiator covers.

### Bedroom 3 10'2" x 8'9"



2x Velux windows and radiator.

## Outside



Beautiful mature rear garden laid manly to lawn with established plants and paved areas, there is a shed and access down the side with a door for access to the utility. To the front is a driveway and a lawned garden area with established plants.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We are waiting confirmation of lease term and our clients currently pay approximately £5 ground rent 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:-  
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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

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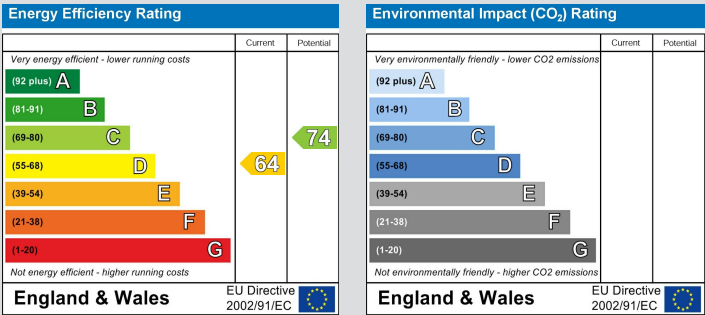
contact our Fawcett Street branch on 0191 510 3323 or  
book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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Ground Floor



First Floor



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

119.3 m<sup>2</sup>

1285 ft<sup>2</sup>

Reduced headroom

9.5 m<sup>2</sup>

102 ft<sup>2</sup>

(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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