









An attractive three bedroom, two reception room mid terrace home providing spacious accommodation, ideally situated within this popular area of High Barnes. The property has been impressively updated, briefly comprising of an entrance vestibule, hall, two well proportioned reception rooms and a fitted kitchen. On the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is a forecourt area to the front and to the rear a courtyard. This convenient location provides easy access to local shops, Sunderland Royal Hospital, Barnes Park, Sunderland University, Sunderland City Centre and there are excellent connections to major road links including the A19. With no upper chain involved, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Stairs to first floor with storage under and 2x radiators.

Lounge 15'10" x 13'7"



Double glazed bay window to front, radiator and feature fireplace

Dining Room 13'8" x 13'2"

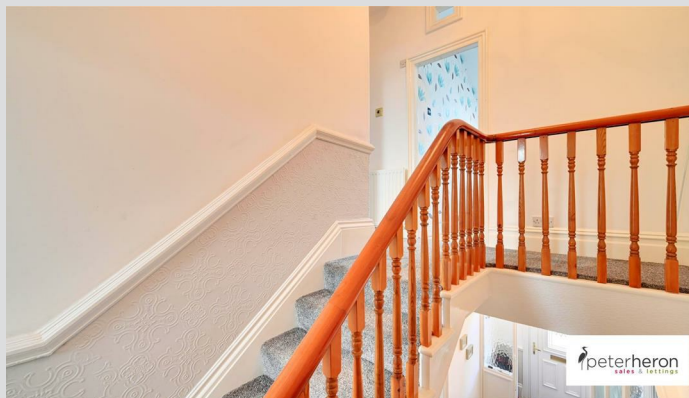
Double glazed window to rear, radiator and feature fireplace.

Kitchen 18'9" x 9'1"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space for washing machine, tumble dryer and fridge freezer. Radiator, double glazed window and UPVC door to rear.

First Floor Landing



Access hatch to loft and radiator.

Bedroom 1 13'4" x 12'7"



Double glazed window to rear, built in wardrobes, radiator, feature fireplace and storage cupboard.

Bedroom 2 13'5" x 10'2"



Double glazed window to front, built in wardrobes and radiator.

Bedroom 3 9'11" x 6'8"



Double glazed window to front and radiator.

Bathroom



Low level WC and washbasin vanity unit, and bath, double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Low maintenance courtyard with outhouse, greenhouse and shed.

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

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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

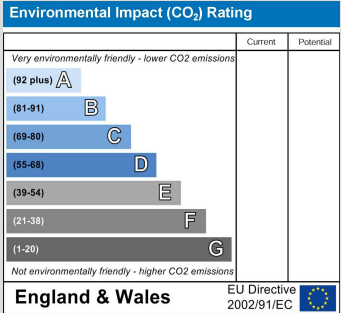
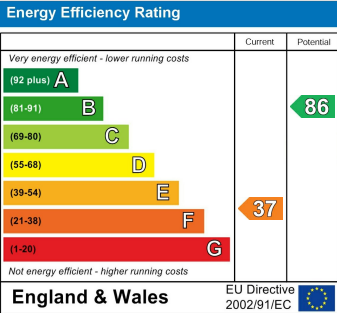
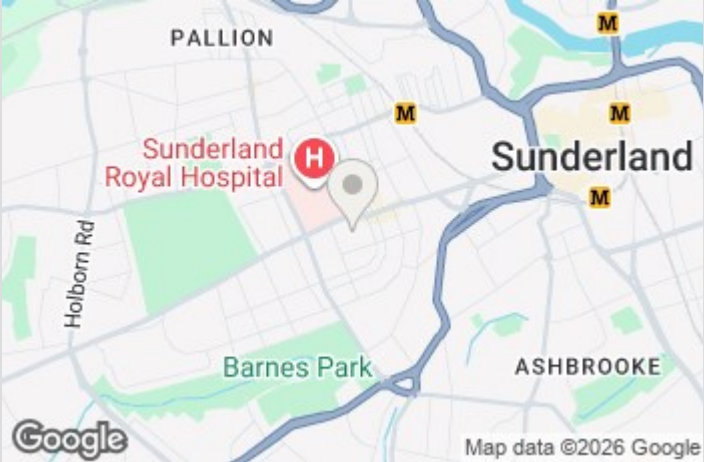
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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