









A stunning 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 upgraded and modernised whilst retaining many appealing character features. Internal accommodation on the ground floor includes an entrance vestibule, hall, two well proportioned reception rooms, both with feature fireplaces, a fabulous contemporary kitchen and a modern bathroom/wc. On the first floor there are three bedrooms and a modern shower room/wc. Externally there is a forecourt area to the front and to the rear an enclosed 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. Benefits of the property include UPVC glazing and gas central heating to radiators. Viewing essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Vestibule

There is an inner glazed door with feature coloured glass windows above.

### Hall



With a radiator, staircase to the first floor.

### Lounge 14'5" into bay x 12'5" into alcove



This attractive room has a double glazed bay window to the front, radiator, coving to the ceiling, feature fireplace and double doors through to the dining room.

### Dining Room 13'2" x 10'9"



Double glazed French door leading out to the rear courtyard,

radiator, feature fireplace, coving to the ceiling and a door to the kitchen.

### Kitchen 14'6" x 7'8"



A fabulous contemporary kitchen fitted with an excellent range of wall and base units with work surfaces over, incorporating a sink and drainer unit, integrated appliances include an oven and hob, space is provided for the inclusion of a washing machine, the central heating boiler is concealed behind a matching fronted unit, there is a double glazed window, tiled floor and access through to the rear lobby.

### Rear Lobby

With a radiator, space for fridge freezer, tiled floor and a double glazed door to the courtyard.

### Bathroom



The bathroom has a period style suite with a low level WC, pedestal wash hand basin and free standing roll top bath, there is a ladder style radiator and double glazed window.

## First Floor Landing



With doors leading off to the three bedrooms and shower room.

### Bedroom 1 13'3" max inc fitted robes x 11'1"



Double glazed window to the rear, radiator, fitted sliding door wardrobes, stripped and varnished floor boards, built in cupboard and a decorative period fireplace.

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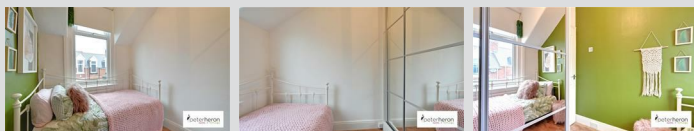
# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 12'5" x 10'5"



Double glazed window to the front, radiator and stripped and varnished floor boards.

## Bedroom 3 6'10" x 6'7" not inc robes extending to 8'6" max i



Double glazed window to the front, radiator and fitted sliding door wardrobes.

## Shower Room



Modern suite with low level WC, pedestal wash hand basin and step in shower cubicle with an electric shower, there is a ladder style radiator and a double glazed window.

## Outside



There is a small forecourt area to the front and to the rear a delightful courtyard with an up and over access door and feature painted block paving.

## 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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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## Important Notice Part 2

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

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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

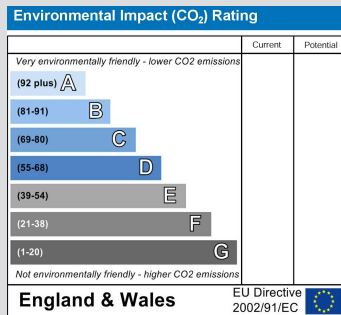
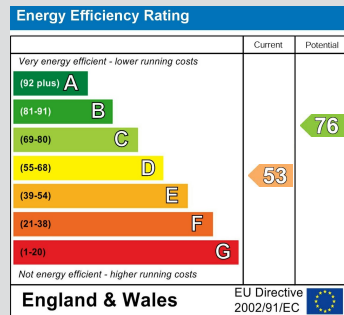
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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