









A beautifully presented three bedroom semi-detached Dutch bungalow occupying a delightful position within this highly sought-after area of High Barnes. Internally the immaculate interior provides spacious and versatile accommodation on the ground floor including a hall with staircase to the first floor and a generous lounge through dining room enjoying a dual aspect and an impressive feature fireplace. There is a fitted kitchen and a double bedroom, completing the ground floor accommodation. To the first floor there are two bedrooms and a modern bathroom/wc. Externally there is a block-paved driveway, a single garage and attractive gardens to the front and rear. This location is ideal for 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, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door into the

Entrance Hall



Attractive hall with staircase to the first floor, radiator and doors connect off to the lounge through dining room, the kitchen and bedroom one.

Lounge Through Dining Room 24'1" into bay x 11'6" into alcove



This room enjoys a dual aspect with double glazed bay window to the front, double glazed French doors to the rear, there is a most impressive feature lined stone fireplace with living flame effect gas fire, and there is a radiator.

Kitchen 12'5" x 8'7"



Fitted with a range of wall and base units with work surface over, incorporating a sink and drainer unit, integrated

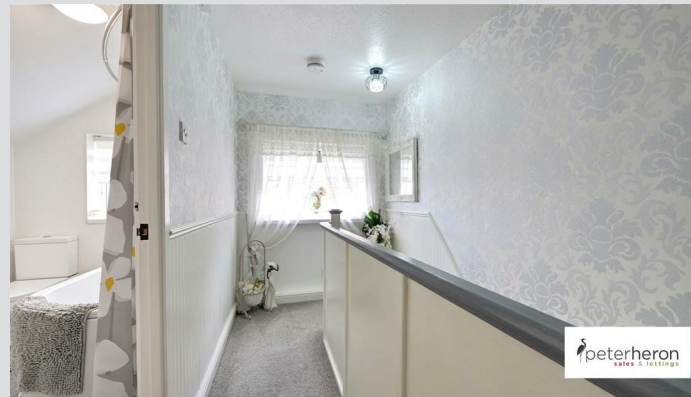
appliances include an oven and hob, space is provided for the inclusion of a fridge freezer, washing machine and tumble dryer, there is a radiator, double glazed window to the rear, double glazed door to the rear garden a radiator and a built in cupboard that houses the central heating boiler.

Bedroom 1 12'6" x 9'8"



With a double glazed window to the front and a radiator.

First Floor Landing



Double glazed window to the side and doors connecting off to bedrooms two and three and bathroom.

Bedroom 2 8'6" approx measure to sloping ceiling x 10'11" ma



Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 3 10'11" x 8'2" approx measure to sloping ceiling an



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

Bathroom



Fitted with a modern suite comprising of a low level WC, wash hand basin set into vanity unit and a bath with mains fed shower over, there is a radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



There is a block paved driveway providing off street parking, there is a single garage, there are attractive well maintained low maintenance gardens to both the front and rear mainly paved with gravelled areas and established planting.

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 29/9/1954 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.

Council Tax Band

The Council Tax Band is Band C

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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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

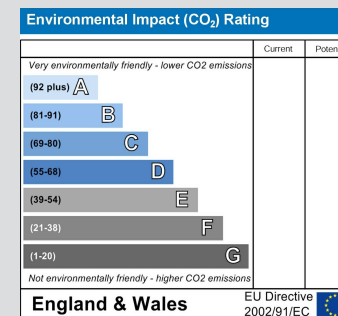
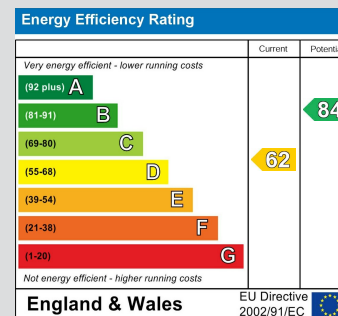
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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