









An attractive double fronted, two / three bedroom semi-detached bungalow, situated within this popular and highly regarded area of High Barnes. Internally the accommodation is all on one level and includes an entrance vestibule, hall, generous lounge, kitchen, three bedrooms (one can be used as a reception room if required) and a modern bathroom/wc, incorporating a shower cubicle. Externally there is a garden to the front with a driveway, a garage and a delightful garden to the rear. This conveniently located bungalow is close to local shops and provides easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. Available with immediate vacant possession and no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via single glazed entrance door to

Entrance Vestibule

Inner part glazed door to hall.

Hallway



Spacious and attractive hall featuring a radiator and loft access hatch with ladders to partially boarded loft space.

Lounge 19'5" into bay x 10'11" into alcove



Double glazed bay window to front and radiator.

Kitchen 14'7" x 7'0"



Fitted with a range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for fridge freezer, cooker and washing machine. Double glazed windows to side and rear. Door to garden. Wall mounted boiler and electric chrome ladder style heated towel rail.

Bedroom 1 11'10" into bay x 10'11"



Double glazed bay window to front and radiator.

Bedroom 2 10'11" x 9'4"



Double glazed window to side and radiator.

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 13/01/1959 and the Ground Rent is £8.00.

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.

Bedroom 3/Dining Room 10'11" x 10'9" into bay



Double glazed bay window to rear and radiator.

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and corner bath, step in shower cubicle with mains shower, chrome ladder style radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front there is a paved garden with planted borders and a driveway providing off street parking and access to garage. Useful side access gate leading down to the rear where there is a delightful garden, laid mainly to lawn with attractive established borders.

Council Tax Band

The Council Tax Band is Band C.

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Important Notice

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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

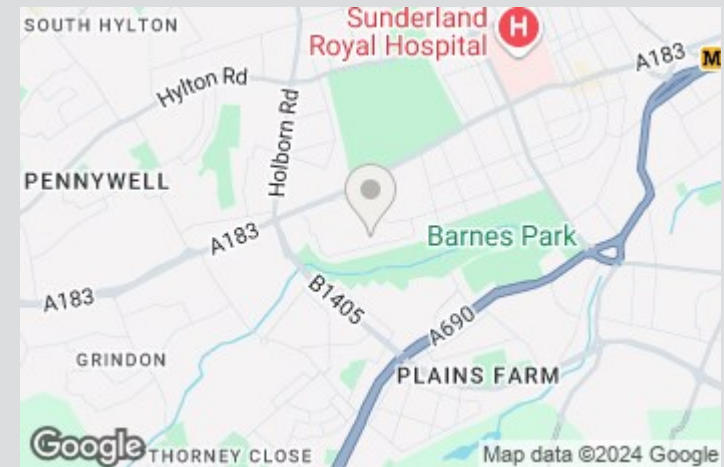
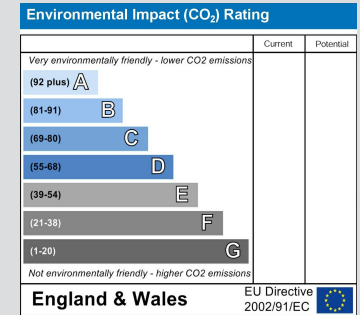
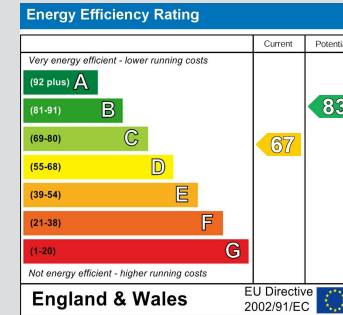
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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

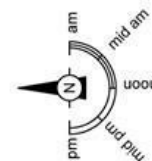


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Approximate Floor Area
(78.59 sq.m)



9 Norway Avenue