









Occupying a sought-after position in the fashionable residential district of Barnes on a quiet cul-de-sac, this popular style bay window, three-bedroom semi-detached home with an impressive kitchen, offers an exciting opportunity to first time buyers and families. The internal accommodation comprises a reception hall, lounge, dining room, sunroom, kitchen, three first floor bedrooms and a bathroom. Whilst features of note include gas central heating and some UPVC double glazing. Extended at ground floor level, the property externally features gardens to the front, side, and rear, together with a large garage and a drive providing off street parking. Ideally placed for access to Sunderland City Centre and walking distance from local amenities including parks, good schools, and Sunderland Royal Hospital. This delightful home should prove to be very popular indeed and internal inspection is highly recommended as considerable interest is anticipated!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC door into

Entrance Vestibule

Inner wooden glass panelled door to the entrance hall.

Entrance Hallway



With stairs to the first floor, under stairs storage and doors to

Dining Room 12'0" x 10'11"



With a double glazed bay window to the front, a radiator and a feature fireplace/log burner. Wooden double doors open into the lounge.

Open Plan Living/Sun Room 19'1" x 10'8"



With a radiator and open plan into the sunroom with double glazed folding French UPVC doors to garden.

Kitchen 15'5" x 7'8"



Fully fitted modern kitchen with a range of wall and base units with marble effect countertops over with single bowl sink and drainer unit with mixer tap. Integrated electric oven and electric hobs, microwave, cooker hood, full length fridge and freezer, dishwasher and washing machine, there is a radiator, a UPVC door and two double glazed windows.

First Floor Landing

Landing with window to side and doors to bedrooms one, two, three/study and to the family bathroom.

Bedroom 1 12'5" x 12'0" into bay



With a double glazed window to the front, storage cupboard and a radiator.

Bedroom 2 12'0" x 10'11"



Double glazed window to the rear and a radiator.

Bedroom 3/Study 7'8" x 11'1"



Double glazed window to front and a radiator.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Family Bathroom



With a low level WC and hand wash basin, bath with wall mounted shower, tiled walls and a frosted window.

Outside



Generous block paved areas to front and rear with a garage and driveway providing off street parking spaces.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band C.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		81	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



