









Occupying an imposing head of cul-de-sac position on a corner plot and with gardens to the rear enjoying a westerly aspect, this popular style two bedroom and three reception room semi detached bungalow offers a rare opportunity to those looking to downsize into this highly sought after residential street set in the heart of Barnes.

Internal accommodation includes reception hall, lounge, dining room, conservatory, kitchen, two bedrooms and a bathroom, whilst the property benefits from gas central heating, UPVC double glazing and gardens to the front, side and rear. A double drive to the front is accompanied by a garage and the property boasts an extremely discreet position and is perfect for those searching for a quiet locality.

Available with no upward chain, the property is within easy reach of the City Centre and close to a good selection of local amenities including parks and shopping facilities. Viewing highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

UPVC double glazed feature door to lobby.

Entrance Lobby

Georgian design bevelled edge glass door to hallway.

Reception Hall

Single radiator, coved cornicing to the ceiling, built in airing cupboard and cloaks cupboard.

Lounge (front) 11'10" x 17'0"



UPVC double glazed oriel bay window overlooking front gardens and taking in distant views of Tunstall Hill, living flame gas fire, coved cornicing to ceiling and two single radiators.

Bedroom 1 (rear) 11'9" x 12'3"



Into fitted wardrobes with overhead cupboards, UPVC double glazed window to the rear elevation, single radiator and coved cornicing to the ceiling.

Dining Room 9'2" x 11'2"



Single radiator and UPVC double glazed windows. Door leading out into the conservatory.

Conservatory 11'1" x 9'1"



UPVC double glazed French doors leading out into west facing rear gardens.

Kitchen 18'8" x 9'4"



Which shares an open plan arrangement with the dining room. Good selection of base and eye level units with marble effect working surfaces and upstands, tiled splashback, single drainer 1 1/2 bowl sink unit plus pedestal mixer tap, electric hob with overhead extractor hood, split level electric oven and grill, space and plumbing provided for automatic washing machine and dishwasher. UPVC double glazed windows to rear elevation and UPVC double glazed door providing access out into the rear gardens.

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

Bedroom 2 (front) 9'10" x 11'2"



Maximum dimension into fitted wardrobes and drawers, UPVC double glazed oriel bay window to the front elevation, single radiator and coved cornicing to the ceiling.

Bathroom



Low level WC, pedestal washbasin and large corner shower cubicle - white suite with part tiled walls, tiled floor, heated towel rail and UPVC double glazed window to side elevation.

Outside



Laid to lawn gardens to the front with established borders, block paved drive leading to attached brick garage with a remote control electric roller shutter door. To the rear, the property sits within a lovely west facing plot with attractive lawns and established borders together with various patios seating areas perfect for Alfresco dining. Brick store perfect for tool storage.

Garage 8'7" x 25'5"

Lights and sockets, a single door providing access to the rear gardens.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

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.

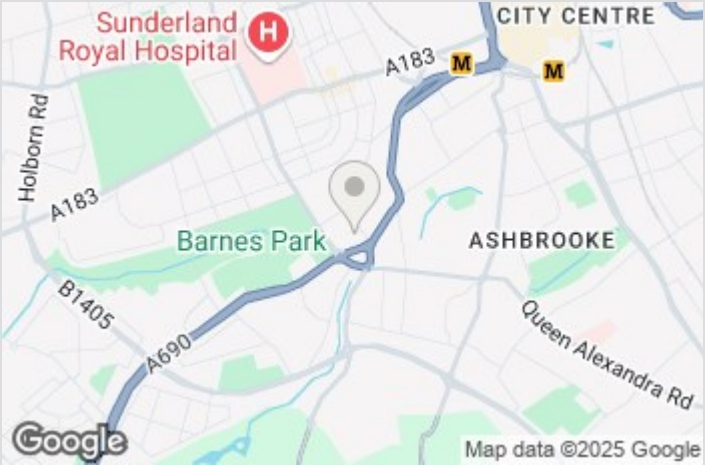
Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	
England & Wales		
EU Directive 2002/91/EC		

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



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



Ground Floor
Approximate Floor Area
(103.60 sq.m)



5 Georgian Court