









This impressive two / three bedroom, double fronted mid terrace cottage, situated on Abingdon Street, one of the ever popular 'ABC Streets' in High Barnes, has undergone a significant programme of updating and modernisation to provide an exceptional standard of accommodation. Internally the stylish interior is all on one level and includes an entrance vestibule, hall, a superb lounge, a fabulous contemporary kitchen, fitted with an excellent range of units and a selection of integrated appliances, a superb modern bathroom/wc and three bedrooms (one currently utilised as a reception room). The property has benefited from being rewired and an upgraded gas central heating system to radiators. Features include double glazing and a beautiful, landscaped courtyard to the rear with double timber access doors, providing off street parking if required. This convenient location is ideal for local amenities, shopping facilities, schools, Sunderland Royal Hospital and provides excellent transport connections. Viewing highly recommended to appreciate the quality of accommodation this exceptional property has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door to

## Entrance Vestibule

There is an inner door leading through to the hall.

## Hallway



Hall with a radiator and doors leading off to the lounge, bedroom one and three.

## Lounge 13'8" x 14'9" into alcove



This room is currently being utilised as a dining room and has double glazed windows looking into the rear courtyard, there is a tall radiator and a feature fireplace with living flame effect gas fire. Doors lead off to the kitchen and bedroom two.

## Kitchen 12'2" x 9'1"



The kitchen is fitted with an excellent range of contemporary wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit. Integrated appliances include a Bosch electric oven, electric hob, a fridge, a freezer and a dishwasher. There is a tall radiator, double glazed window to the side, a double glazed door providing access into the courtyard and there is access from the kitchen through to the utility.

## Utility 8'10" x 5'2"



With fitted work surface, space is provided for the inclusion of a washing machine and a tumble dryer, there is a wall mounted boiler, chrome feature radiator, tiled floor and a door to the bathroom.

## Bathroom



With a three piece contemporary suite comprising of a low level WC with concealed cistern, wash hand basin set vanity unit and a bath with mains fed shower over. There is a chrome ladder style radiator, tiled floor, part tiled walls and a double glazed window.

## Bedroom 1 16'4" into bay x 12'2" into alcove



This room is currently being utilised as a living room and has a double glazed bay window to the front, a tall radiator, brand new electric fire and cornicing to the ceiling.

## Bedroom 2 13'9" x 9'10"



Double glazed window to the rear looking into the courtyard, there is a radiator and a loft access hatch.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 7'10" x 13'7"



Double glazed window to the front and a radiator.

## Outside



There is a small forecourt area to the front, and to the rear a delightful landscaped courtyard with artificial grass, a decked area, paved and gravelled areas. There are also double timber gates providing access to off street parking if required.

## 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 B.

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## Fawcett Street Viewings

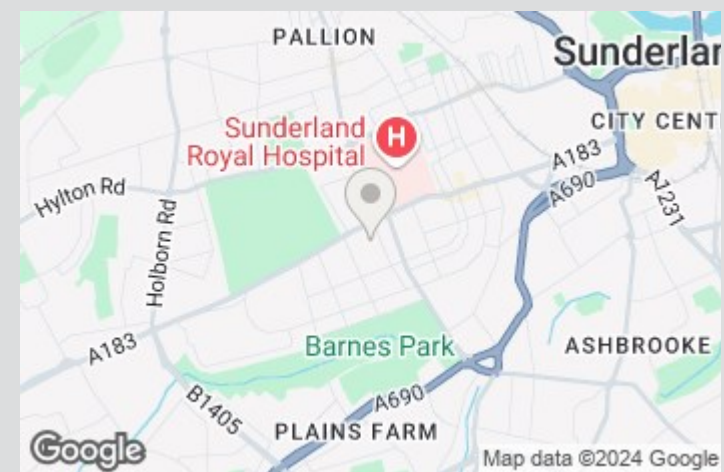
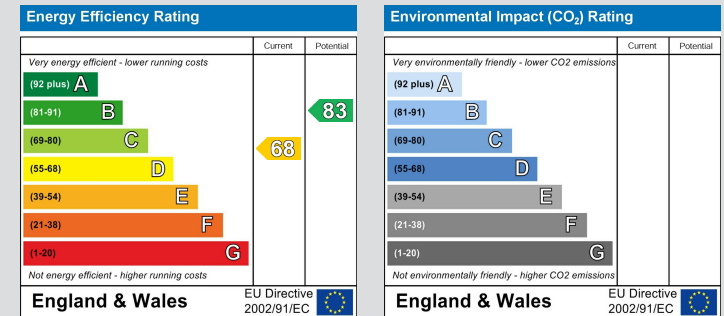
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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