









A spacious two / three bedroom mid terrace, double fronted cottage, situated on Guisborough Street, one of the ever popular 'ABC Streets' in High Barnes. Internally the accommodation is all on one level and includes an entrance vestibule, hall, lounge, a spacious kitchen, bathroom and three bedrooms (one could be used as a reception room if required). The property benefits from double glazing and is heated via a electric storage heaters). Externally there is a paved courtyard to the rear. This convenient location is ideal for local amenities, shopping facilities, schools, Sunderland Royal Hospital and provides excellent transport connections. The property requires general updating and modernisation but it has been sensibly priced to reflect this, with no upper chain involved and immediate vacant possession, early viewing is highly recommended!!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

There is an inner double glazed door to the hall.

Hallway

With an electric storage heater.

Lounge 15'1" x 13'9" into alcove



Double glazed window to the rear and an electric storage heater. There is a door connecting through to the kitchen.

Kitchen 16'10" x 10'10"



This spacious kitchen is fitted with wall and base units with work surfaces over incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker, fridge freezer and a washing machine. There is a double glazed

window to the side, double glazed door to the yard and an internal door to the bathroom.

Bathroom



With a pedestal wash hand basin and panel bath with electric shower over, there is an electric storage heater, double glazed window and a door to the WC.

WC

With a fitted WC and double glazed window.

Bedroom 1/Reception Room 2 16'10" into bay x 11'10" into alcove



This versatile room can be utilised as a bedroom or an additional reception room, there is a double glazed bay window to the front, an electric storage heater and decorative coving and plaster work to the ceiling.

Bedroom 2 15'0" x 9'10" into alcove



Double glazed window to the rear and an electric storage heater.

Bedroom 3 14'3" x 6'7"



Double glazed window to the front, electric storage heater and a built in cupboard.

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

Outside



There is a small forecourt area to the front and a paved courtyard to the rear.

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.

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.

Opening Times

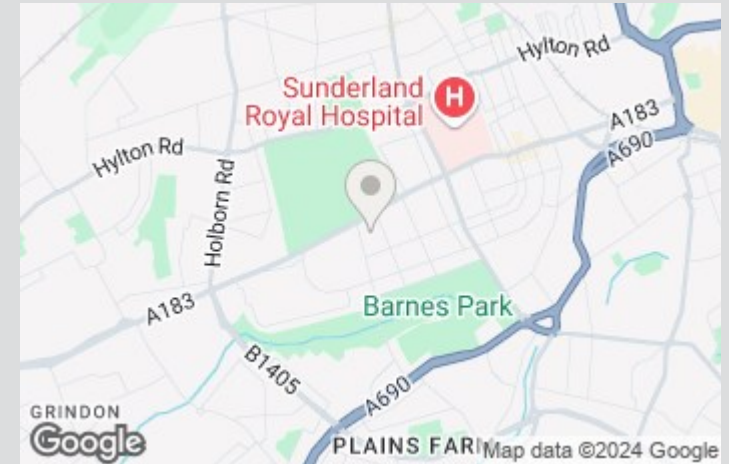
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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

Ombudsman

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



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

