















A rare opportunity to purchase this superb three bedroom mid terrace house within this sought after street in High Barnes. Providing spacious living space, the attractive accommodation is accessed via a hall with staircase to the first floor. There is a spacious lounge to the front with a bay window, a snug / sitting room and a dining room that connects through to the kitchen. On the first floor there are three bedrooms and a bathroom/wc. Externally there is a small forecourt area to the front and a delightful courtyard to the rear with roller shutter access door. This ideal location is close to local amenities, Barnes Park, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. We highly advise viewing to appreciate this home with its generously proportioned rooms and prime location.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Hall



Stairs to first floor with storage under and space for an American style fridge freezer. Double radiator. Door to lounge.

### Lounge 14'11" x 13'9"



Double glazed bay window to front and double radiator.

### Snug 13'6" x 12'11"



Double glazed window to rear and radiator.

## Ground Floor WC



Low level WC and washbasin set into vanity unit, double glazed window to rear.

### Dining Room 15'2" x 9'3"



Double glazed window to rear and double radiator. Door to kitchen. UPVC door to rear.

### Kitchen



Fitted with a range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer

tap. Space proceed for a cooker, washing machine and dishwasher. Built in wine rack, glass fronted cupboards, radiator and two double glazed windows to the front.

## First Floor Landing



Access hatch to loft.

### Bedroom 1 13'9" x 11'8"



Double glazed window to front and radiator.

### Bedroom 2 13'6" x 11'8"



Double glazed window to rear, radiator and built in wardrobes and dressing table.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 10'2" x 6'2"



Double glazed window to front.

## Bathroom



Low level WC, washbasin and bath with shower over, double glazed window and radiator.

## Outside



Forecourt to the front and an enclosed courtyard to the rear.

## Views



## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

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

## Important Notice - Particulars

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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 £300.00 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](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

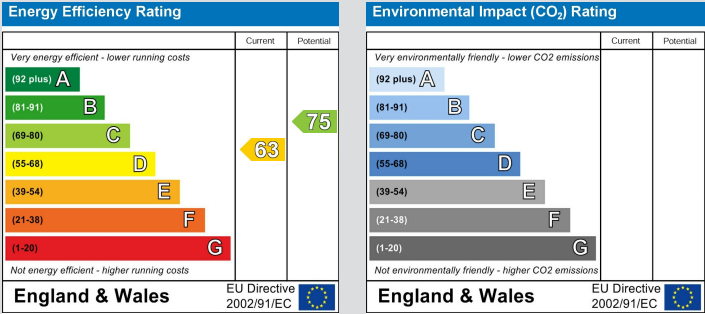
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

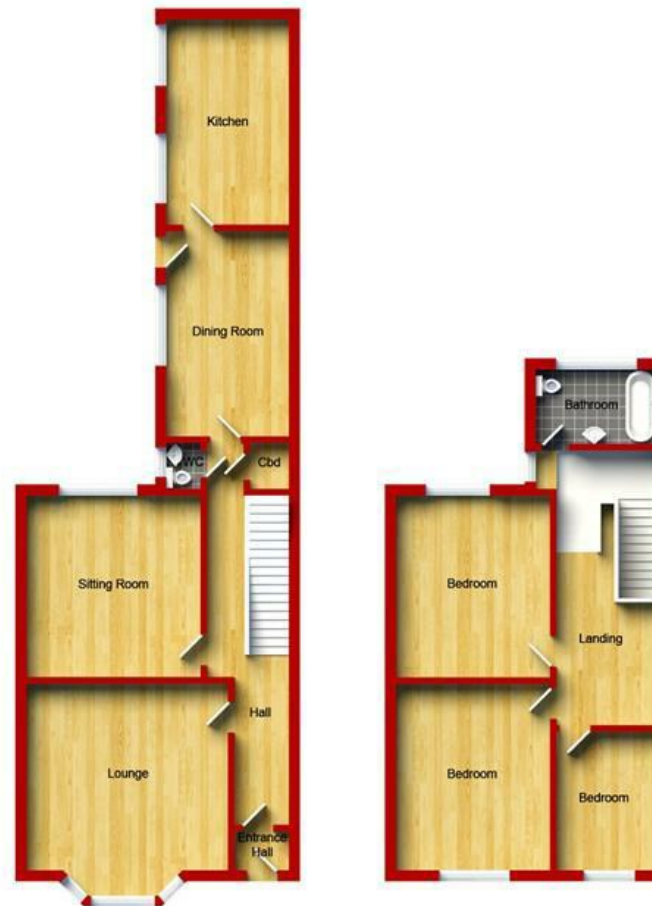
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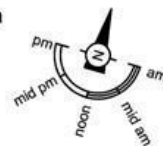
# MAIN ROOMS AND DIMENSIONS





Ground Floor  
Approximate Floor Area  
(81.20 sq.m)

First Floor  
Approximate Floor Area  
(58.20 sq.m)



82 Mount Road