















Occupying a superb plot in the highly sought-after area of High Barnes and enjoying a wonderful open aspect over Barnes Park to the rear, is this well-proportioned three-bedroom semi-detached home offers fantastic potential for buyers seeking a property in a prime location. The ground floor features a welcoming entrance hall with staircase to the first floor, a spacious lounge, dining room, and a generous breakfasting kitchen. Upstairs, there are three well-sized bedrooms and a family bathroom. Externally, the property boasts delightful gardens to both the front and rear, a driveway, and an attached garage. Ideally located for access to local shops and schools, this home also benefits from excellent transport links to Sunderland City Centre, Doxford International Business Park, Sunderland Royal Hospital, and major road networks including the A19. Offered with no upper chain, early viewing is highly recommended to fully appreciate the potential of this fantastic home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

Double doors opening into hall.

## Hall



Stairs to first floor with storage under and radiator.

## Lounge 13'6" x 10'10"



Double glazed bay window to front, feature fireplace and radiator. Open plan into dining room.

## Dining Room 13'1" x 12'5"



UPVC double glazed sliding door to rear and radiator.

## Breakfasting Kitchen 13'5" x 8'11" plus 13'3" x 7'0"

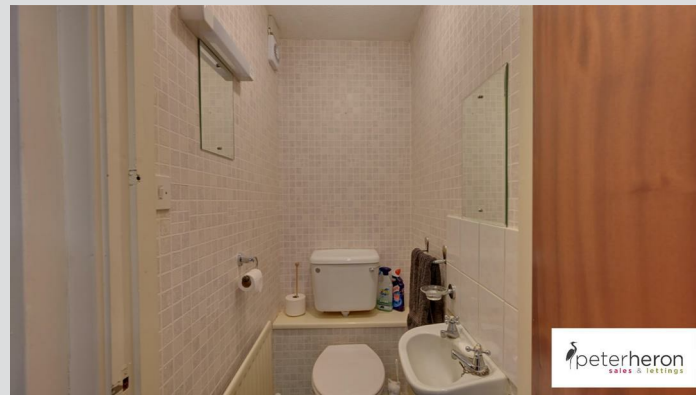


Range of wall and base units with wood effect countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Space provided for an oven, fridge freezer, washing machine and tumble dryer. Double radiator, double glazed window and UPVC door to rear.

## Rear Lobby

Door to garage.

## Separate WC



Low level WC and washbasin, radiator.

## First Floor Landing



Double glazed window and access hatch to loft which is fully boarded for storage.

## Bedroom 1 11'1" x 10'9"



Double glazed bay window to front, radiator and built in sliding door wardrobes.

## Bedroom 2 13'3" x 10'1"



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

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 7'9" x 7'5"



Double glazed window to front and radiator.

## Bathroom



Low level WC, washbasin, bath and walk in shower cubicle, 2x double glazed windows and radiator.

## Outside



Garden to the front with driveway providing off street parking and generous gardens to the rear with open aspect and boasting patio seating area.

## Garage 16'4" x 9'10"

Accessed via electric roller shutter door.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 29/9/1958 and the Ground Rent is £8.00 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
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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

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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

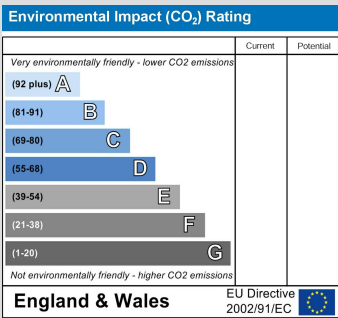
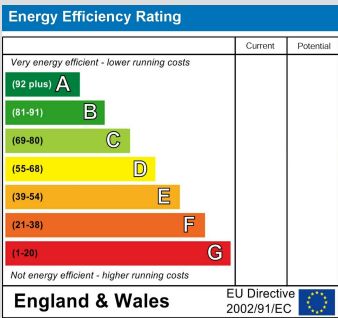
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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