









An impressive double fronted cottage, available with no upward chain and providing spacious and very well-presented accommodation, ideally situated on Queens Crescent within this popular area of High Barnes.

The internal accommodation comprises, entrance hall, lounge, kitchen, 3 bedrooms and a bathroom. Features of the property include gas central heating to radiators and a low maintenance courtyard to the rear.

This convenient location provides easy access to local shops, Sunderland Royal Hospital, Barnes Park, Sunderland University, Sunderland City Centre and there are excellent connections to major road links including the A19. Viewing essential.

MAIN ROOMS AND DIMENSIONS

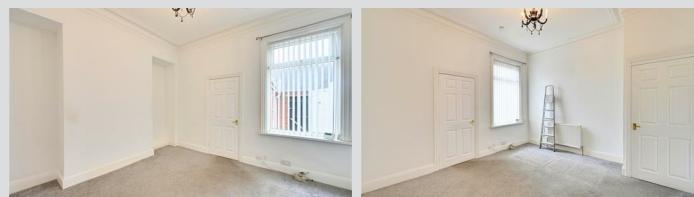
Ground Floor

Access via UPVC entrance door with an inner wooden door to

Reception Hall

Radiator, access hatch to loft and doors to

Lounge 14'0" x 12'8"



Double glazed window to the rear, double radiator.

Kitchen 11'3" x 7'8"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hobs, cooker hood and fridge freezer. Space provided for a washing machine. 2x double glazed windows and UPVC door to the rear. Door to bathroom

Bathroom



Low level WC, wash hand basin and a bath with shower over, radiator and a double glazed window to the rear.

Bedroom 1 16'0" x 11'10"



Double glazed bay window to the front and a radiator.

Bedroom 2 12'9" x 10'0"



Double glazed window to the rear, radiator and a storage cupboard.

Bedroom 3 13'6" x 8'3"



Double glazed window to the front.

Outside



Low maintenance courtyard.

Tenure FH

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 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

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MAIN ROOMS AND DIMENSIONS

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.

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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.

Viewings Fst

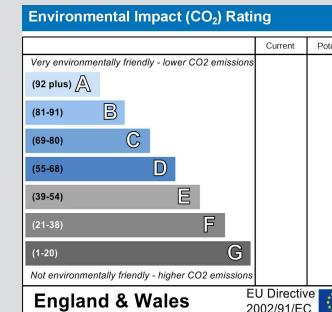
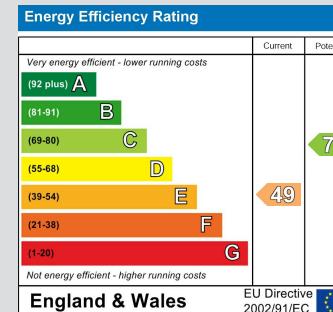
To arrange an appointment to view this property contact our Fawcett Street branch on .

Opening Times

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