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The Westlands, High Barnes, Sunderland

£175,000











This spacious three bedroom maisonette is situated on the first and second floors of this attractive period property, located on this highly regarded road, k now as The Westlands. Internally the private accommodation on the first floor briefly comprises of a hall, an impressive lounge with a bay window, a versatile room that could be ideal as a dining room or study, a fitted kitchen and bathroom/wc. To the top floor there are three bedrooms. This excellent location is ideal for access to local amenities, shops, schools and Sunderland Royal Hospital as well as offering convenient links to Sunderland City Centre and major road connections. With immediate vacant possession and no upper chain involved, early viewing is highly recommend!

MAIN ROOMS AND DIMENSIONS

Entrance
Access via communal entrance door with stairs leading apartment.

Communal Entrance Hall



Accessed via wooden entrance door. Double radiator and stairs to first floor.

First Floor Accommodation

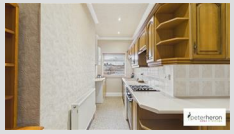
Lounge




Double glazed bay window to front, double radiator and electric fire. Door to kitchen.

Kitchen





Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with hobs and hood, space for low level fridge and washing machine. Double radiator, wall mounted boiler and double glazed window to rear.

Study




Double glazed window to front and double radiator.

Bathroom




Bath with shower over, vanity unit comprising low level wc and wash basin. Double radiator and double glazed window to rear.

Top Floor Landing
Velux window.

Bedroom 1





Double glazed window to front, double radiator and built in furniture.

Bedroom 2





Double glazed window to rear, double radiator and built in furniture.

Bedroom 3




Double glazed window to front and double radiator.

Council Tax Band
The Council Tax Band is Band B.

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 1/3/1976 and the Ground Rent is £0 and the service charge is £0.

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

MAIN ROOMS AND DIMENSIONS

Annual Ground rent increase % - to be confirmed

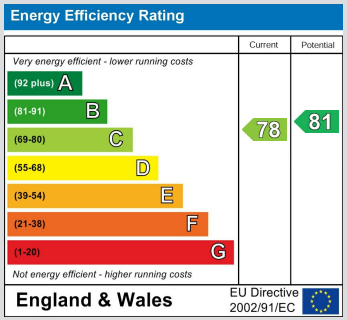
Any prospective purchaser should clarify this with their Solicitor.

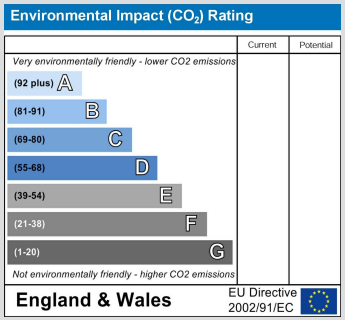
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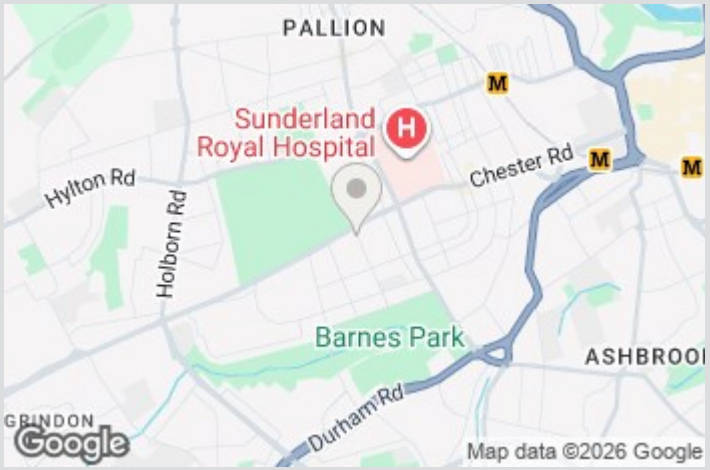
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

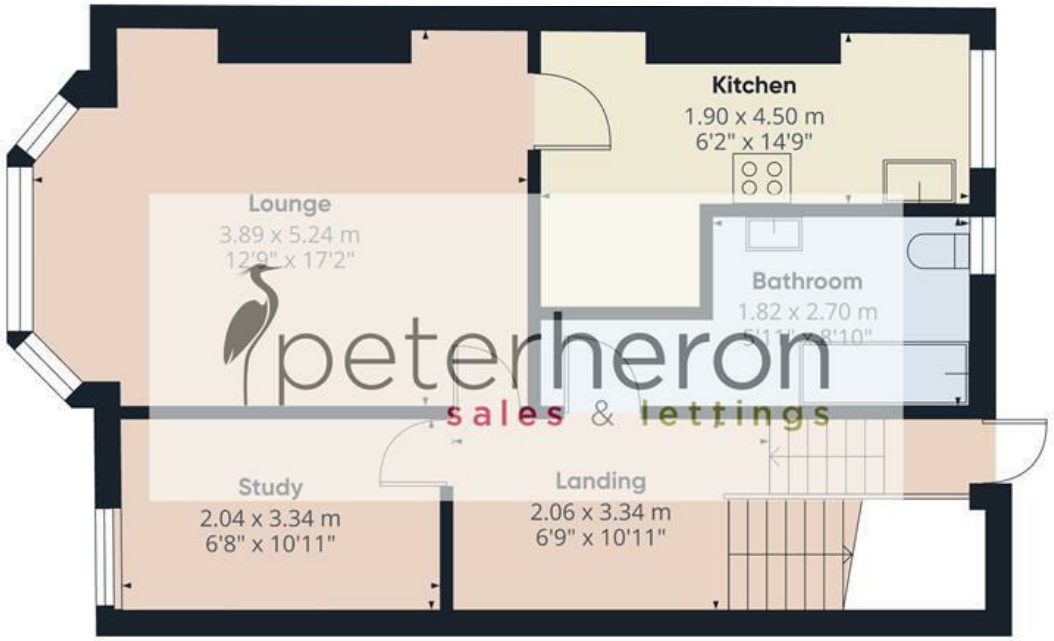
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

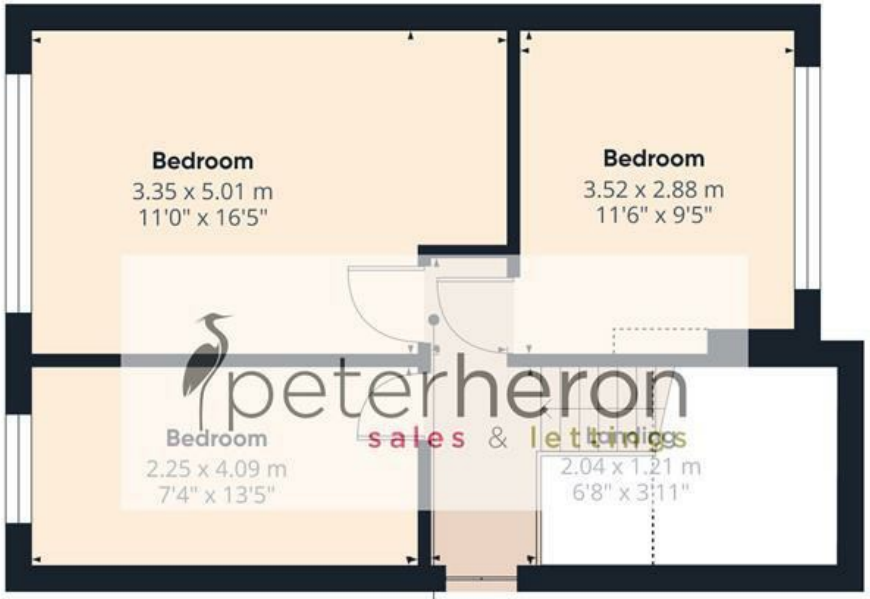
Ombudsman
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Approximate total area(1)

91.5 m²

986 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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