


**Dunelm**, Barnes, Sunderland £185,000


THE CLASH
MONOPOLY









An attractive three semi-detached house, situated within this convenient and ever popular location. Internally the accommodation on the ground floor briefly comprises of a hall with a staircase to the first floor, there is a lounge to the front and a dining room to the rear, both with bay windows and there is a modern fitted kitchen. On the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is a gated access to the front with a block-paved area whilst to the side and rear, is an enclosed courtyard. This ideal location is close to local amenities, shops and schools as well as providing links to Sunderland City Centre and to major road connections. We highly advise arranging a viewing to fully appreciate this delightful home.

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via Composite entrance door.

**Entrance Hall**




Radiator and stairs to first floor.

**Lounge**





Double glazed bay window to front and electric fire. Double doors opening into dining room.

**Dining Room**





Double glazed bay window to rear and radiator.

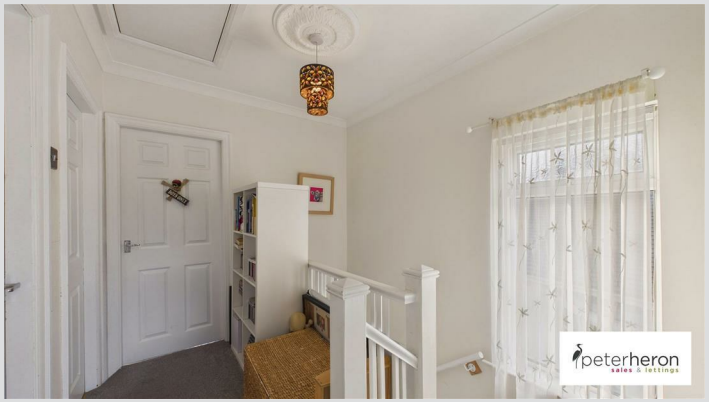
**Kitchen**





Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for fridge freezer, washing machine and tumble dryer. Storage cupboard, double glazed window and UPVC door to rear.

**First Floor Landing**



Double glazed window to side and access point to loft.

**Bedroom 1**




Double glazed window to rear and radiator.

**Bedroom 2**




Double glazed window to front and radiator.

**Bedroom 3**



Double glazed window to front and radiator.

**Bathroom**




Bath with shower over, low level wc and wash basin set into vanity unit. Radiator and double glazed window to rear.

# MAIN ROOMS AND DIMENSIONS

**Outside**





Gated access to the front with a block-paved area whilst to the side and rear, is an enclosed courtyard.

**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 years from 1/1/2009 and the Ground Rent is £

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

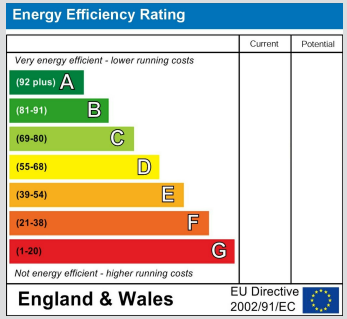
Any prospective purchaser should clarify this with their Solicitor.

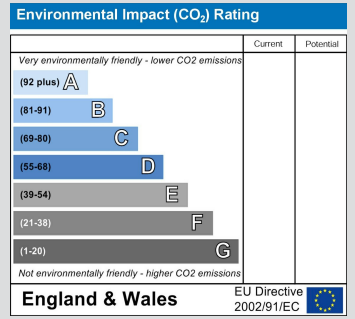
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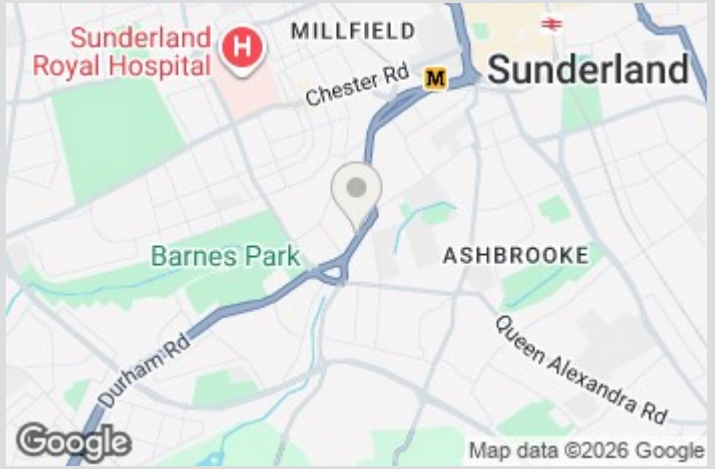
**Fawcett Street Viewings**
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

**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.

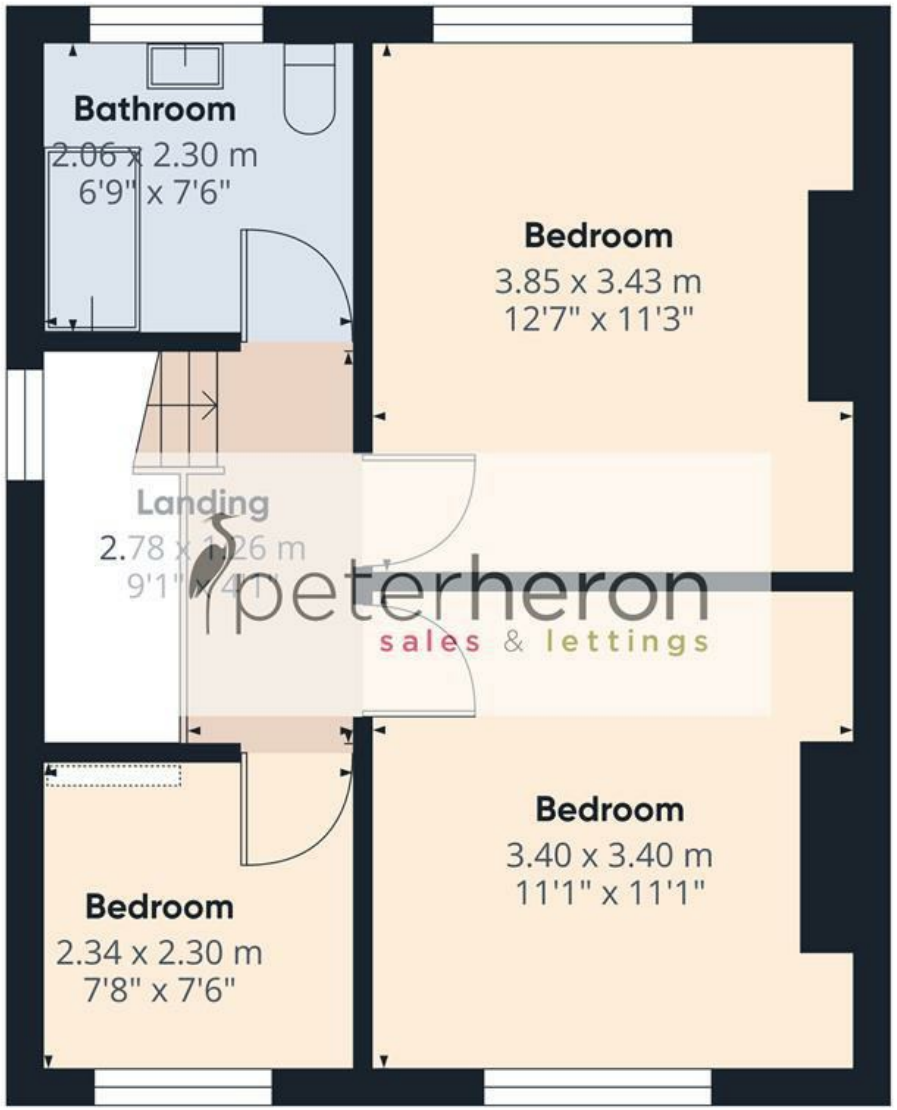





Ground Floor




First Floor




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**Approximate total area**(1)

82.1 m²

884 ft²

(1) Excluding balconies and terraces

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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