Barleycorn Place, City Centre, Sunderland

£77,950

peterh
sales

peterh
sales

This three-storey house features an integral garage to the rear and enjoys a convenient location in the City Centre. Internally the accommodation on the ground floor is accessed via an entrance hall with staircase to the first floor and access to a lobby connecting through to the garage. On the first floor there is a lounge and a kitchen whilst to the top floor there are two bedrooms and a bathroom/wc. Benefits of the property include double glazed windows and gas central heating to radiators. This ideal location provides easy access to an extensive range of amenities, shopping facilities, cafes, bars and restaurants as well as offering excellent transport connections. Available with no upward chain.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door to

Entrance Hall
Radiator, staircase to first floor and door to

Lobby
Door to garage.

First Floor Landing
Radiator and staircase to top floor.

Lounge 11'8" x 11'7" maximum measurements
Double glazed window to front and radiator.

Kitchen 11'8" x 7'10"
Wall and base units with working surfaces over incorporating sink and drainer unit, integrated appliances include an hob and hob, space for fridge freezer and washing machine, radiator, two double glazed windows to rear and wall mounted boiler.

Top Floor Landing

Bedroom 1 9'9" not including fitted robes x 11'7"
Double glazed window to front, radiator and fitted mirror fronted sliding door wardrobes.

Bedroom 2 7'10" x 6'9"
Double glazed window to rear and radiator.

Bathroom
Low level WC, pedestal washbasin and bath, radiator and double glazed window.

Garage 20'11" maximum into recess x 11'10"
Integral garage access from the rear lane with a roller shutter access door and internal door to lobby.

Council Tax Band
The Council Tax Band is Band A.

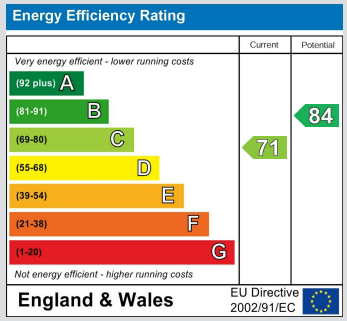
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

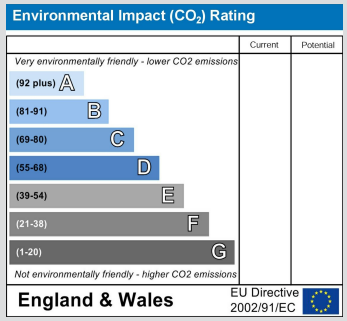
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make 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.
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 warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
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.

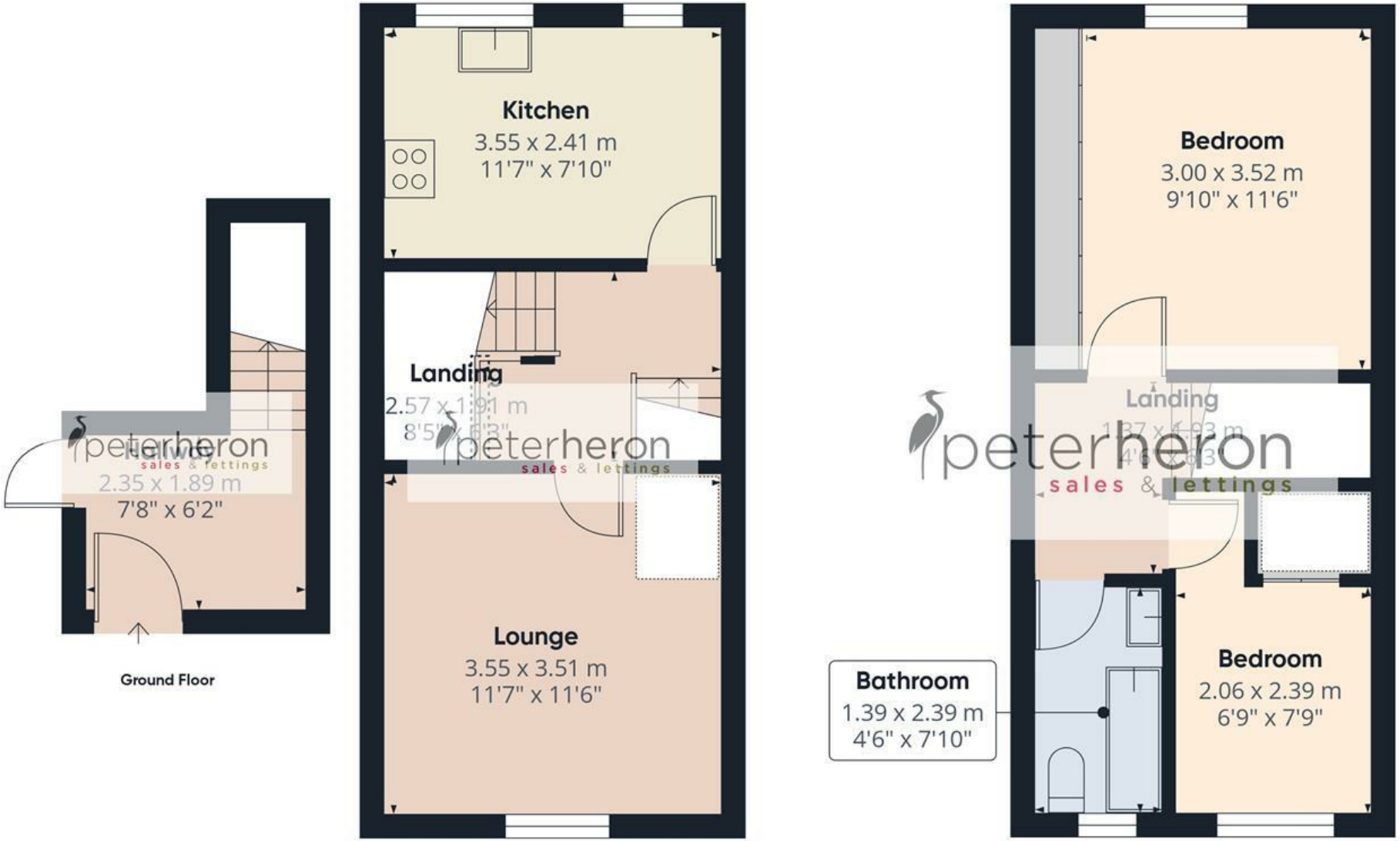
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.







Approximate total area(1)

57.3 m²

616 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.

GIRAFFE360