









Situated in the highly sought-after area of High Barnes, this three-bedroom terraced home offers an excellent opportunity for purchasers seeking a property with scope for improvement. The accommodation comprises an entrance hallway, lounge, dining room, study, and bathroom to the ground floor. To the first floor are three well-proportioned bedrooms. Externally, the property benefits from a rear courtyard. Ideally located close to local amenities, schools, and transport links, this property presents fantastic potential for investors, developers, or those seeking a project in a popular residential location.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into

### Reception Hall



Stairs to first floor with storage under and a radiator

### Lounge



Double glazed bay window front and an electric fire

### Dining Room



Double glazed window to rear, radiator, gas fire and door to kitchen.

### Kitchen



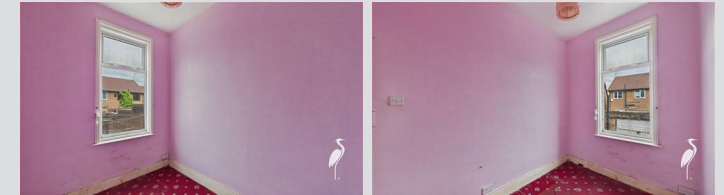
Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer. Space for appliances. Double glazed window and wooden door to rear. Door to bathroom

### Bathroom



Bath with shower tap, Low level wc and hand wash basin, Radiator and 2x double glazed windows to rear

### Study



Double glazed window rear

### First Floor

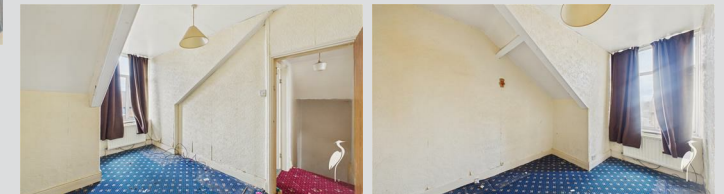
Landing with doors to

#### Bedroom 1



Double glazed window to front, Radiator and storage cupboard

#### Bedroom 2



Double glazed window to rear and a radiator

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915103323**

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3



Velux window

## Outside



Convenient courtyard to rear with an up and over shutter to rear lane.

## Tenure FH

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

## Council TaxBand

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 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.

## Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

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

## Ombudsman

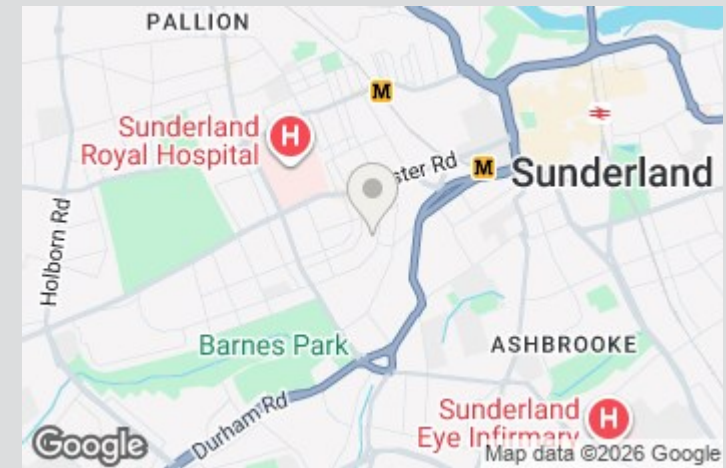
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

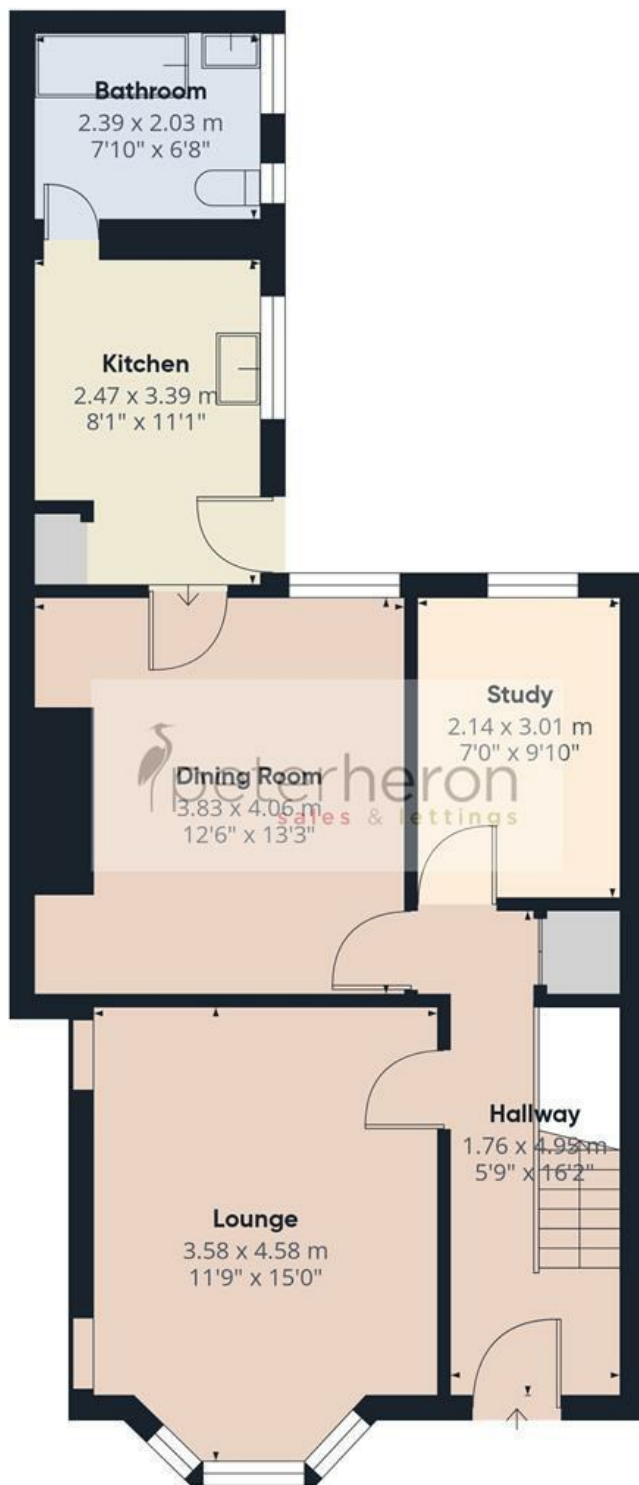
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

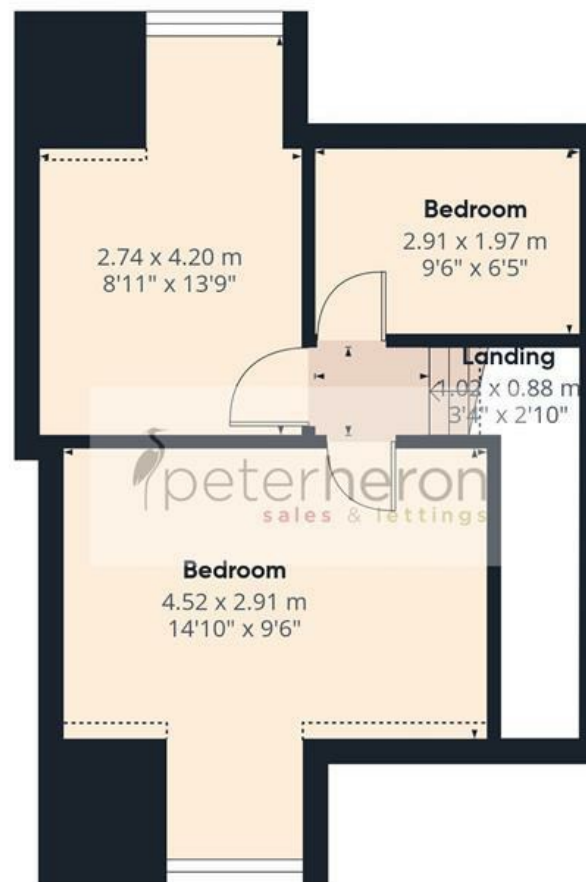


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Ground Floor



First Floor

**Approximate total area<sup>(1)</sup>**

90.1 m<sup>2</sup>  
970 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>  
7 ft<sup>2</sup>

(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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