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sales & lettings

General Graham Street, High Barnes, Sunderland

£159,950







This stunning four bedroom mid terrace cottage provides an exceptional standard of deceptively spacious accommodation, laid out over two floors within this ever popular area of High Barnes. Internally the beautifully appointed interior includes to the ground floor of a hall, a superb lounge with a bay window and wood burning stove, that connects through to a dining room. There is a fabulous fitted kitchen and an impressive bathroom/wc, featuring a walk in shower. Completing the ground floor are two bedrooms whilst to the first floor, there are two further bedrooms. Externally there is a small forecourt area to the front and to the rear a pleasant courtyard. 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. Benefits of the property include UPVC glazing and gas central heating to radiators. We highly advise viewing, to appreciate the quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door.

## Entrance Lobby

Inner door to hall.

## Entrance Hall

## Lounge 12'7" x 12'9"



Double glazed bay window to front elevation, double radiator and bricked feature wall with wood burning stove. Opening into dining room.

## Dining Room 12'7" x 12'8"



Double glazed window to rear and radiator. Door leading to first floor and door to kitchen.

## Kitchen 14'1" x 8'1"



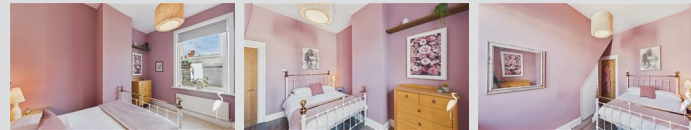
Range of modern wall and base units with countertops over incorporating 1 1/2 bowl and drainer unit with mixer tap. Integrated oven, 5 burner gas hob and cooker hood. Space for a fridge freezer and washing machine. Double glazed window and UPVC door to rear and radiator. Door to bathroom.

## Bathroom 12'0" x 7'11"



Low level WC and washbasin set into vanity unit, bath and dual head waterfall shower, double glazed window to rear and radiator.

## Bedroom 1 12'8" x 8'2"



Double glazed window to rear, radiator and storage cupboard.

## Bedroom 4 12'6" x 6'11"

Double glazed window to front and radiator.

## First Floor Landing



## Bedroom 2 21'5" x 12'10"



2x Velux windows and radiator.

## Bedroom 3 21'7" x 8'0"



2x Velux windows and radiator.

## Outside



Low maintenance rear courtyard with a decked area and electric roller shutter to rear providing off street parking.

## Council Tax Band

The Council Tax Band is Band B.

## 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

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# MAIN ROOMS AND DIMENSIONS

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.

## Fawcett Street Viewings

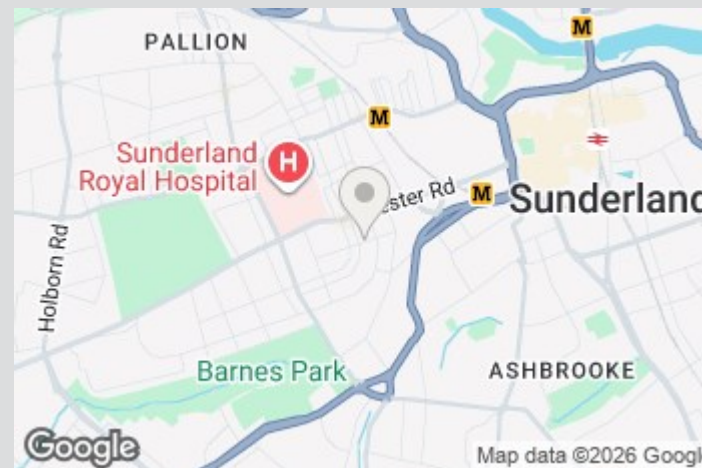
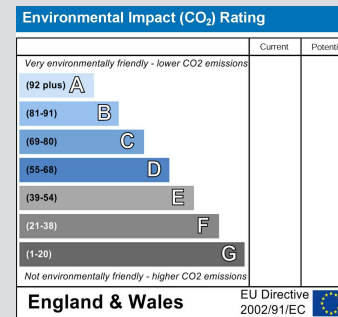
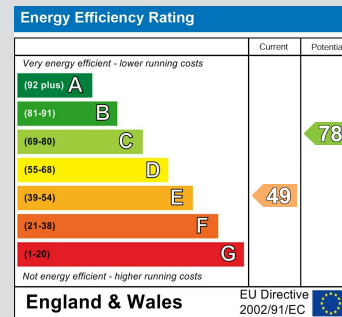
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## 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.



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

116.9 m<sup>2</sup>

1260 ft<sup>2</sup>

**Reduced headroom**

22.4 m<sup>2</sup>

241 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

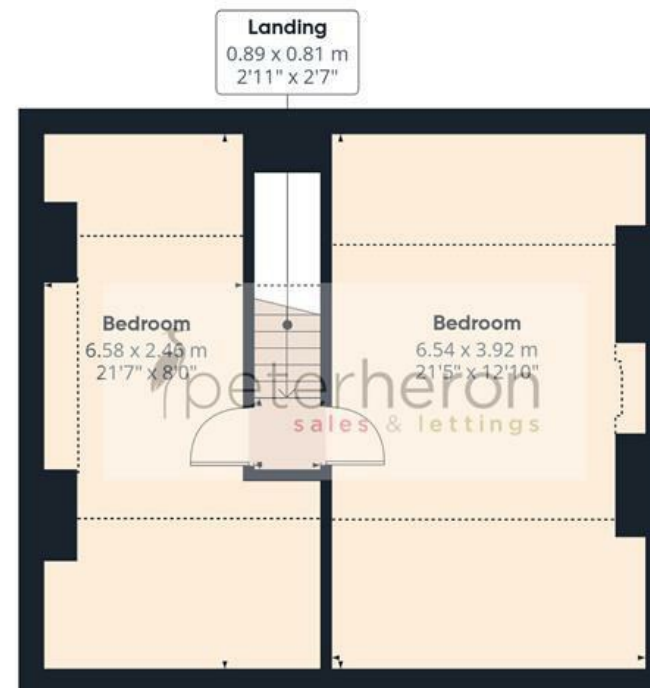
..... Below 1.5 m/5 ft

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

GIRAFFE360



Ground Floor



First Floor

