

This well maintained split level two bedroomed mid terraced cottage is situated in a quiet street, close to many excellent amenities. The deceptively spacious accommodation comprises:- entrance vestibule, reception hall, living room, dining room, kitchen, two bedrooms and a bathroom. There is also a cellar providing an ideal storage area. Externally there is a front garden with wall enclosure and a paved patio style garden to the rear with a car port and a remote control garage door providing off street parking. Benefitting from upvc glazing and gas central heating. Situated in the sought after suburb of Barnes the property is ideally located for easy access to Barnes Park, Sunderland City Centre, excellent transport links and major road networks. Immediate internal inspection is highly recommended. EPC Rating - C.

MAIN ROOMS AND DIMENSIONS

Entrance

Upvc glazed door to front into lobby. Inner glazed door into hallway.

Hallway

Single radiator.



Living Room 14'5 x 12'0 (4.39m x 3.66m)

Upvc bay window to front, single radiator, feature fireplace with gas log effect fire.



Bedroom 1 11'0 x 10'8 (3.35m x 3.25m)

Upvc window to rear, single radiator, built-in wardrobes.

Stairs Down To

Dining Room 11'11 x 8'11 (3.63m x 2.72m)

Feature fireplace with two built-in storage cupboards, single radiator, upvc window to side.



Kitchen 10'7 x 5'8 (3.23m x 1.73m)

Upvc window to rear, Upvc window and door to side. Fitted kitchen floor and wall units with co-ordinating worktops, stainless steel sink unit/mixer tap, single radiator.



Stairs to First Floor Landing

Bathroom

Low level wc, bath with overhead mains shower, vanity basin with under cupboard storage, upvc window to side, built-in storage cupboard.

Bedroom 2 10'3 x 9'5 (3.12m x 2.87m)

Upvc window to rear, single radiator, built-in wardrobes.

Externally

A cellar, providing ideal storage. A front garden with wall enclosure. A paved courtyard garden to rear with car port and a remote control garage door providing off street parking.



Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these

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.

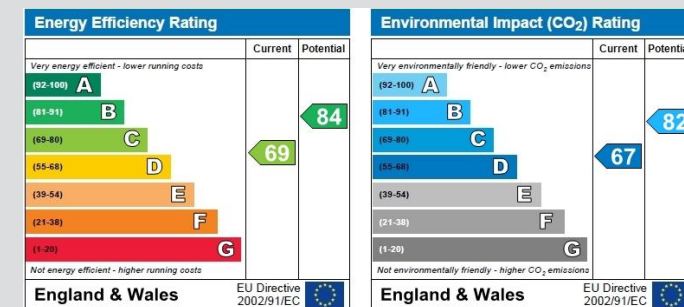
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Opening Hours

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

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

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



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Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS