















An immaculately presented and deceptively spacious, three bedroom mid terrace dormer cottage within this popular area of High Barnes. Internally the attractive accommodation on the ground floor includes a hall, lounge, dining room, modern kitchen and a contemporary bathroom whilst to the first floor there are three well-proportioned bedrooms. The property benefits from double glazing, gas central heating to radiators and a yard to the rear. This convenient location provides easy access to local amenities, shops and schools as well as offering excellent transport links to surrounding areas. Viewing essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Vestibule

Inner door to

## Hallway

Central heating radiator, opening through into

**Dining Room 15'5" into alcove not including staircase area x 1**



Double glazed French door to rear, central heating radiator, staircase to first floor. Double doors leading through to

**Lounge 14'2" into alcoves x 13'3"**



Double glazed window to front, central heating radiator and fireplace with electric fire.

**Kitchen 9'4" x 5'10"**



Modern fitted kitchen with wall and base units, work

surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and hob, fridge freezer, dishwasher and washing machine. Tiled floor.

## Lobby

Door to yard and fitted with matching style kitchen units providing additional storage space, tiled floor.

## Bathroom



Contemporary suite fitted with a low level WC with concealed cistern, washbasin set into a vanity unit and panel bath with mains shower over, chrome ladder style central heating radiator, tiled floor and double glazed window.

## First Floor Landing



# MAIN ROOMS AND DIMENSIONS

**Bedroom 1 12'9" x 11'5"**



Double glazed window to rear and central heating radiator.

**Bedroom 2 7'8" x 8'7"**



Double glazed window to front and central heating radiator.

**Bedroom 3 6'7" x 8'6"**



Double glazed window to front and central heating radiator.

## Outside



Courtyard to the rear with remote control roller shutter access door.

## Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

## Tenure Freehold

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.

## Important Notice

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. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

## Important Notice

All descriptions, dimensions, references to conditions and

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# MAIN ROOMS AND DIMENSIONS

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.

### Fawcett Street Viewings

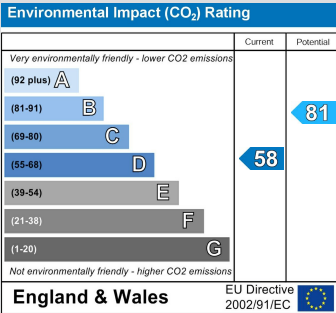
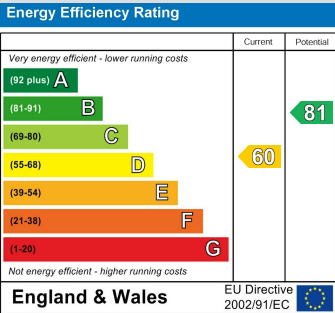
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

### 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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