





GOOD friends LIFT YOU UP
YOUR wings FORGET TO







A superbly presented three bedroom semi-detached home, featuring a stylish interior and a superb, contemporary 26ft dining kitchen within this ever popular area of High Barnes. Internally the accommodation on the ground floor includes an entrance porch, hall, attractive lounge, dining kitchen and a useful utility. On the first floor there are three bedrooms and an impressive modern family bathroom. Externally there is a block-paved driveway leading to an attached single garage, a side access and a low maintenance garden to the rear. This conveniently located home is close to local amenities, shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed sliding door to

Entrance Porch

Tiled floor and inner double glazed door to

Hallway



Tiled floor, staircase to first floor with understairs storage cupboard and contemporary tall central heating radiator.

Lounge 12'7" x 10'7"



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

Dining Kitchen 26'1" x 9'9"



Fitted with range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include and electric oven and hob with extractor chimney over, double glazed French door to rear garden, double glazed window to rear and tall central heating radiator.

Utility 7'6" x 5'6"

This useful room has a fitted work surface with space below for the inclusion washing machine and tumble dryer, electric wall mounted heater, double glazed windows and double glazed door to garden.

First Floor Landing

Double glazed window to side.

Bedroom 1 11'6" x 10'8" max including fitted robes



Double glazed window to rear, feature central heating radiator and fitted bedroom furniture including wardrobes, dressing table and drawer units.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'11" x 10'8"



Double glazed window to front and central heating radiator.

Bedroom 3 7'0" x 5'2" extending 7'7"



Double glazed window to front, central heating radiator and built in wardrobe.

Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, attractive tiled walls and floor, chrome feature central heating radiator and airing cupboard, double glazed window.

Outside



Block paved driveway to the front providing off street parking and access to the attached GARAGE with up and over access door, side access gate leading to rear gardens.

To the rear there are attractive landscaped gardens.

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

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MAIN ROOMS AND DIMENSIONS

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 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

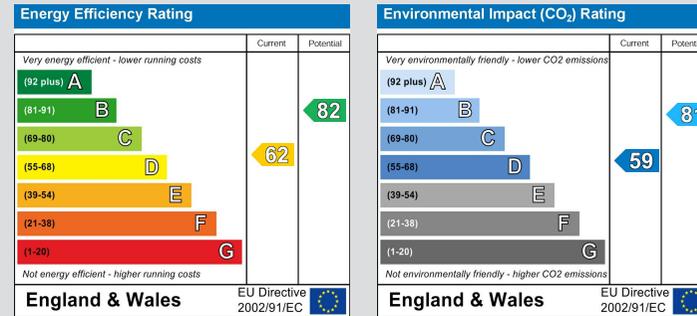
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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