









A stunning and much improved semi-detached home, featuring a stylish interior, fabulous high quality breakfasting kitchen and a landscaped gardens. Internally the immaculately presented accommodation on the ground floor includes an attractive hall and a lounge with bay window and multi fuel burning stove that opens though to the dining room. The breakfasting kitchen is fitted with an excellent range of contemporary units, breakfast bar and a selection of integrated appliances. On the first floor there are three bedrooms, all with fitted wardrobes and a luxury family bathroom/wc, incorporating a shower enclosure. Externally there is a garden to the front with a driveway, an attached garage and a superb garden to the rear with lawned area and a patio. Benefits of the house include double glazed windows and gas central heating to radiators. Situated within this popular and highly regarded area of High Barnes, the property is ideally placed for 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. Viewing is essential to fully appreciate the location and high quality finish this outstanding home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor



Access via entrance door to

### Entrance Hall

Staircase to first floor and radiator.

### Lounge 13'5" into alcove x 13'8" into bay



Double glazed bay window to front, radiator, multi fuel burning stove, wood flooring and the room opens through into

### Dining Room 12'0" into alcove x 11'1"



Double glazed window to rear overlooking the garden, central heating radiator and wood flooring.

### Breakfasting Kitchen 15'0" x 6'8" extending to 10'5"



This stunning kitchen fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit and breakfast bar, integrated appliances include a double oven, microwave, hob, fridge, freezer and dishwasher. Space has been provided for the inclusion of washing machine. Double glazed French door leading out to rear garden and double glazed window to rear.

## First Floor Landing



Double glazed window and loft access hatch with pull down ladder to a floored and boarded loft space.

### Bedroom 1 13'9" x 9'6" not including fitted robes



Double glazed bay window to front, radiator and fitted sliding door wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 11'2" x 11'7" max including fitted robes



Double glazed window to rear, radiator and fitted wardrobes.

## Bedroom 3 8'10" x 6'11"



Double glazed window to front, radiator, fitted wardrobes and matching fitted drawer units.

## Family Bathroom



Luxury suite comprising of a low level WC, pedestal washbasin, panel bath and step in shower enclosure with mains shower, chrome ladder style radiator, tiled walls and floor, double glazed window.

## Outside



Garden to the front with driveway providing off street parking, side access to the property and an attached GARAGE whilst to the rear there is a delightful garden with lawned area and patio.

## Council Tax Band

We have been advised by our Clients this property is Council Tax Band C 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 Part 1

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 Part 2

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

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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

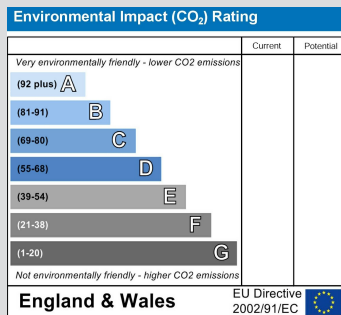
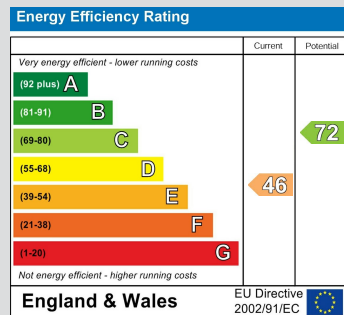
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

## 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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