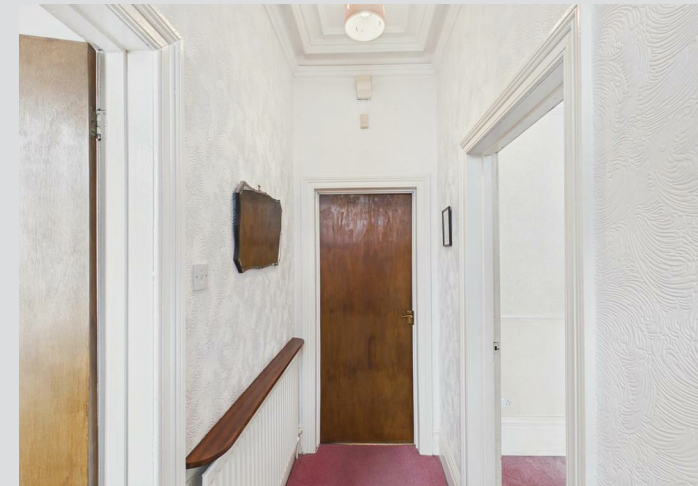










A delightful two / three bedroom, double fronted cottage, providing spacious accommodation, situated on the ever popular Queens Crescent, just off Ormonde Street in High Barnes. The accommodation is all on one level and briefly comprises of an entrance vestibule, hall, living room, kitchen, bathroom and three bedrooms (one currently utilised as an additional reception room). Externally there is a small forecourt area to the front and a paved courtyard to the rear. 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. With no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All On Ground Floor

Access via wooden entrance door with inner wooden glass panelled door to

Hall



Radiator and doors to

Lounge / Bedroom 3



A versatile room that could be utilised as a reception room or bedroom with a double glazed bay window to front elevation, radiator and electric fire.

Living Room



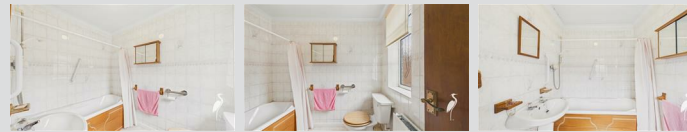
Double glazed window to rear elevation, radiator and feature fireplace. Built in storage and shelving, doors to bedroom 1 and Kitchen.

Kitchen



Range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, washing machine and fridge freezer. 2x double glazed windows and composite door to rear garden. Wall mounted Baxi boiler, radiator and door to bathroom.

Bathroom



Bath with shower over, low level wc and hand wash basin. Radiator and double glazed window to rear elevation.

Bedroom 1



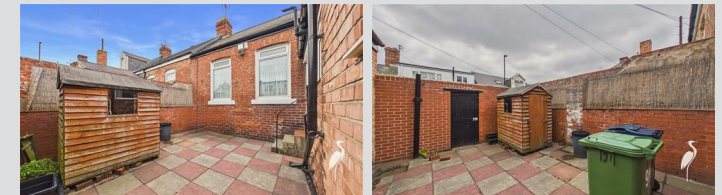
Double glazed window to rear elevation, radiator and built in wardrobes.

Bedroom 2



Double glazed window to front elevation and a radiator.

Outside



Attractive paved rear yard with a shed and wooden gate to access rear lane.

Tenure FH

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

Council Tax Band

The Council Tax is Band B

Important Notice

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

Visit www.peterheron.co.uk or call 01915103323

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

MAIN ROOMS AND DIMENSIONS

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.

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. 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.

Viewings Fst

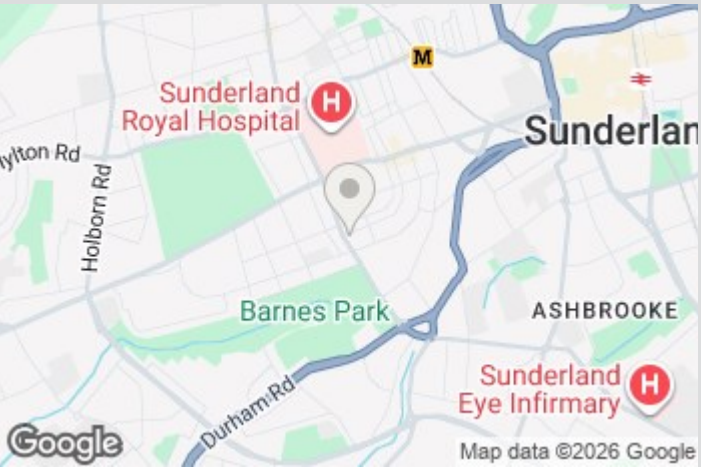
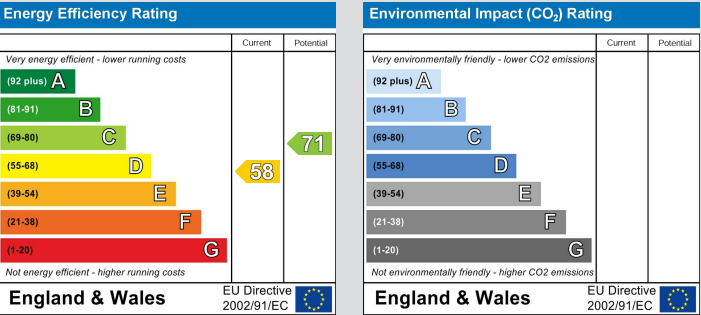
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

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



Visit www.peterheron.co.uk or call 01915103323

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



Approximate total area⁽¹⁾

70.5 m²

758 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

