

Guisborough Street, Barnes, Sunderland, Tyne & Wear, SR4 7SD

Offers In The Region Of £110,000



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DESCRIPTION

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * TERRACED COTTAGE * TWO BEDROOMS * IDEAL LOCATION * NO ONWARD CHAIN * COUNCIL TAX BAND - B *

Nestled on Guisborough Street in the sought-after area of High Barnes, Sunderland, this charming mid-terrace cottage presents a wonderful opportunity for those seeking a spacious and versatile home. The property boasts a delightful double fronted design, featuring two well-proportioned reception rooms and two comfortable bedrooms, making it ideal for a wide range of buyers.

Upon entering, you are welcomed by an inviting entrance vestibule that leads into a generous hall. The lounge, separated by a glass partition door, flows seamlessly into the second reception room, creating a warm and welcoming atmosphere. The spacious kitchen follows on, providing ample room for culinary pursuits, while the conveniently located bathroom caters to the needs of modern living.

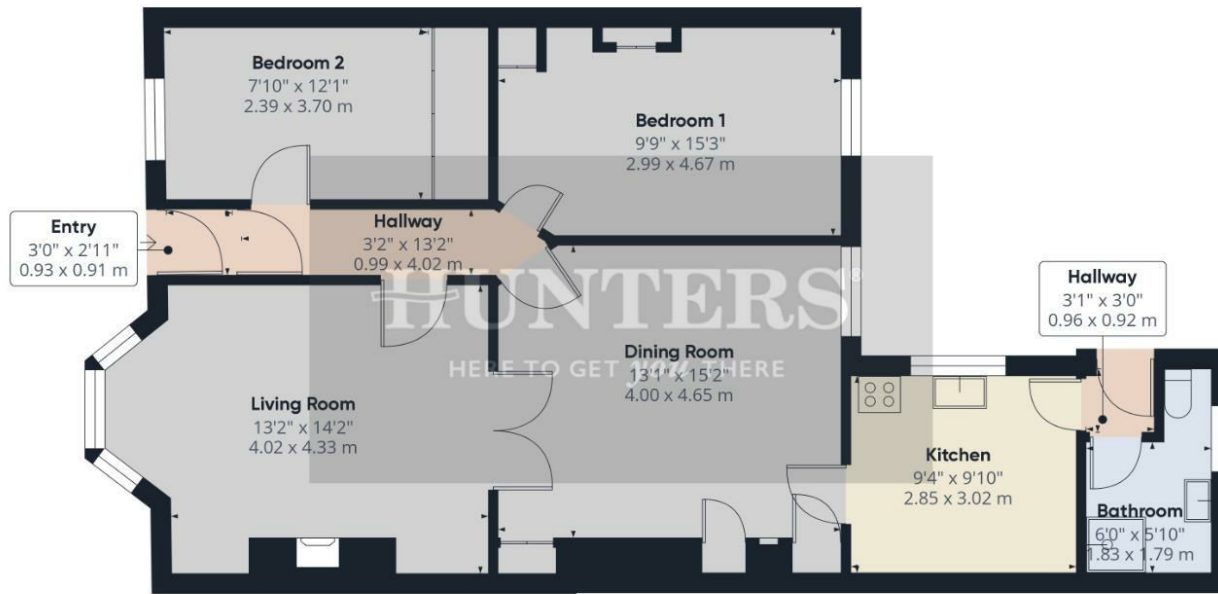
Externally, the property boasts a paved courtyard to the rear.

The location is particularly advantageous, with easy access to local amenities, shopping facilities, schools, and Sunderland Royal Hospital. Excellent transport connections further enhance the appeal, making commuting a breeze.

While the property does require some general updating and modernisation, it has been sensibly priced to reflect this, presenting an attractive proposition for buyers eager to add their personal touch. With no upper chain involved and immediate vacant possession available, early viewing is highly recommended.







Approximate total area⁽¹⁾
862.19 ft²
80.1 m²

(1) Excluding balconies and terraces

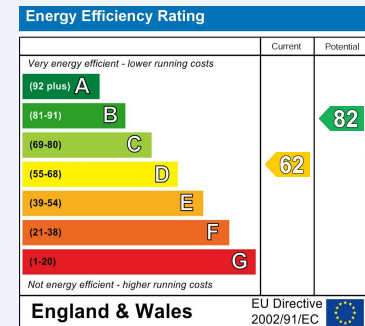
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.