



Nesburn Road, Barnes, Sunderland

£159,995

RECENTLY FULLY REFURBISHED THROUGHOUT

STUNNING READY TO MOVE INTO HOME

3 BEDROOMS

EPC RATING D

FABULOUS DINING/KITCHEN

REAR GARDEN WITH SUNNY ASPECT

RECENTLY FULLY REFURBISHED THROUGHOUT - STUNNING READY TO MOVE INTO HOME - 3 BEDROOMS - FABULOUS DINING/KITCHEN - REAR GARDEN WITH SUNNY ASPECT - LOVELY POSITION ON NESBURN ROAD OVERLOOKING GREENERY - BLOCK PAVED FRONT WITH PARKING POTENTIAL - WALKING DISTANCE TO RICHARD AVENUE SCHOOL ... Good Life Homes are delighted to bring to the market a fabulous recently refurbished 3 bedroom mid terraced home occupying a lovely position on Nesburn Road with attractive greenery opposite. Ready to move into, this gorgeous home has a lovely front reception room and a stunning open plan rear kitchen/dining room with double doors opening onto the rear garden and patio. On the first floor there are 3 bedrooms and a stylish renovated bathroom. The rear garden enjoys a sunny aspect and is relatively low maintenance with well positioned patio areas. A wonderful opportunity, viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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ACCOMMODATION

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, double radiator, carpeted stairs to first floor landing with panelling. 2 doors leading off, 1 to reception room 1 and 1 to dining kitchen.

RECEPTION ROOM 1 14' 0" x 13' 3" (4.26m x 4.04m)

Measurements taken at widest points. A lovely room. Carpet flooring, gorgeous white uPVC double-glazed bay window with green views to the front. High ceilings and open chimney breast with tiled hearth and space for electric fire.

DINING KITCHEN 19' 0" x 12' 0" (5.79m x 3.65m)

Measurements taken at widest points. A fabulous space which has been opened up to create a lovely light airy room comprising modern fitted kitchen in a white high gloss finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring induction hob, feature designer style extractor hood with matching splash back. Integrated fridge/freezer, space and plumbing for a washing machine, integrated dishwasher. Granite style sink with bowl and a half, single drainer and Monobloc tap. White uPVC double-glazed window situated above the sink with views over the rear garden, white uPVC double-glazed doors leading out to paved patio and rear garden. In the dining area there is a fireplace with coal-effect gas fire, large vertical column radiator, ample room for a dining table and chairs. This really is a lovely space.

FIRST FLOOR LANDING

Loft hatch with pull down ladders providing access and storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM 7' 9" x 6' 2" (2.36m x 1.88m)

Laminate wood-effect flooring, chrome towel heater style radiator, 2 rear facing white uPVC double-glazed window with privacy glass. Refurbished bathroom suite comprising toilet and sink built into vanity unit with concealed cistern, push button flush and chrome tap, bath with uPVC panel, folding glass shower screen over and shower fed from the main hot water system. Glazed tiles. Extractor fan, recessed lights to ceiling.

BEDROOM 1 11' 5" x 11' 0" (3.48m x 3.35m)

Carpet flooring, radiator, front facing white uPVC double-glazed window with lovely views to the front. Built-in cupboard providing additional storage. This is a double bedroom.



BEDROOM 3 8' 0" x 6' 5" (2.44m x 1.95m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a single bedroom.

BEDROOM 2 12' 0" x 11' 0" (3.65m x 3.35m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built-in cupboard housing modern Combi boiler. This is a double bedroom.

EXTERNALLY

The property has a lovely aspect to the front over pleasant greenery and has a completely low maintenance garden with block paving, gravel chippings, pedestrian gated access, double gates opening up providing the potential for car parking. The rear garden has been well planned with raised patio area immediately adjacent to the house and steps down to a lawned garden, further patio area large enough to accommodate a table and chairs. Pedestrian gated access to the rear for refuse bins etc. The property has a sunny aspect as can be seen in the photographs.





| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Energy efficient - lower running costs | | | |
| (92+) | A | | 81 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 88 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epcsu.com | | | |