

Chester Road  
High Barnes  
Sunderland  
SR4 7RB



# Chester Road

## £225,000

### INTRODUCTION

FULLY MODERNISED 4 BED PERIOD HOME - 2 RECEPTION ROOMS - BEAUTIFUL ENTRANCE HALL & STAIRCASE - IMPRESSIVE DINING KITCHEN - MULTI-CAR PARKING TO REAR VIA ROLLER SHUTTER - WET ROOM & BATHROOM - SEPARATE UTILITY - POTENTIAL FOR LOFT ROOM (PART CONVERTED) - BEAUTIFULLY PRESENTED THROUGHOUT...

### ENTRANCE VESTIBULE

Entrance via uPVC double-glazed door. Original tile flooring, built-in cupboard which houses a modern consumer unit and electric meter, partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Natural wood flooring, radiator, stunning original staircase leading with half landing with original spindles, balustrade and hand rail. Additional radiator, 2 grand reception rooms and door leading off to dining kitchen. Built-in cupboard containing modern Combi boiler.

### LOUNGE

Measurements taken into bay.

10ft plus high ceilings and fabulous ornate original plaster work to the ceiling. Natural oak flooring, 3 double radiators, white uPVC double-glazed bay window which overlooks Sunderland Royal hospital. Fabulous chimney breast which has been stripped back to the original brick. This is a stunning room by any standard and also benefits from built-in bespoke book and display case.

### RECEPTION ROOM 2

Carpet flooring, 3 radiators, rear facing white uPVC double-glazed bay window, period fireplace with a painted surround and inset fire. Lovely high ceilings with original coving cornice. Views over the large rear courtyard.

### DINING KITCHEN

Laminate tile-effect flooring in a natural stone-effect finish, designer style vertical radiator, white uPVC double-glazed window facing out and white uPVC double-glazed doors leading out to rear courtyard. Modern fitted kitchen with a range of wall and floor units in a high gloss pebble coloured finish with stylish handles and designer laminate wood-effect flooring work surfaces. Integrated electric NEFF oven with sliding/out oven door with matching NEFF combination microwave oven. Integrated induction hob with designer extractor and matching splash back, integrated fridge. Inset stainless steel sink with dual sinks and matching Monobloc tap. Bespoke dining table and benches have been cleverly built into the space to create a family eating area. There is convenient storage inside the benches. Door leading off to utility room.

### UTILITY ROOM

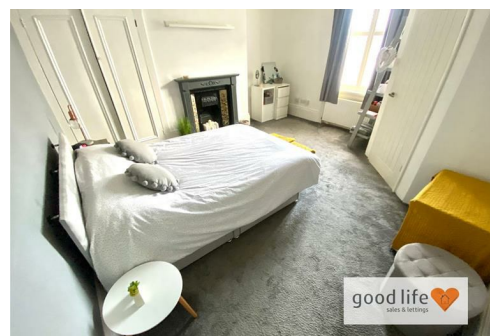
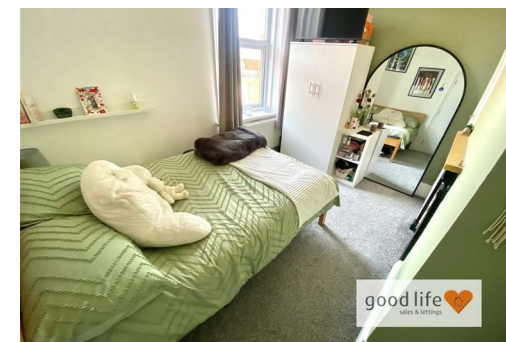
Laminate wood-effect flooring, rear facing white uPVC double-glazed window with privacy glass. Bespoke built-in cupboards with handy work surfaces and space and plumbing for washing machine, space for tall fridge/freezer. This is a great convenience space to use as a laundry room etc.

### HALF LANDING

Side facing white uPVC double-glazed window allowing ample light into the space. Stairs to front landing and stairs to rear landing.

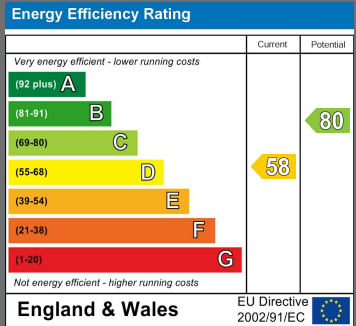
### REAR LANDING

3 doors leading off, 1 to bedroom, 1 to bathroom and 1 to shower room.



Local Authority  
Sunderland

Council Tax Band  
C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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