

Ormonde Street  
High Barnes  
Sunderland  
SR4 7PJ



# Ormonde Street

£69,995

## INTRODUCTION

2 BEDROOM FIRST FLOOR FLAT - GREAT LOCATION ON CORNER OF SYDENHAM/ORMONDE ST - SOME MOSTLY COSMETIC UPDATING REQUIRED - NO CHAIN - ON STREET PARKING - SENSIBLY PRICED GOOD OPPORTUNITY.

## ENTRANCE HALL

Entrance via white uPVC double-glazed door. Staircase access directly to half landing.

## HALF LANDING

Stairs leading to the rear landing and stairs leading to the front landing. Door leading off to bathroom.

## BATHROOM

Tiled flooring, tiled to approx. half height, white bath with chrome taps and showerhead attachment, bowl style sink with chrome tap sat on a bespoke vanity unit with storage beneath, radiator, side facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling.

## REAR LANDING

2 doors leading off, 1 to wc and 1 to kitchen.

## W C

Tiled flooring, radiator, side facing white uPVC double-glazed window with privacy glass, toilet with low level cistern. Panelling to approx. half height.

## KITCHEN

Laminate tile effect flooring, double radiator, rear facing white uPVC double-glazed window and double-glazed roof window. Fitted kitchen with a range of floor units in a light wood-effect finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring gas hob, stainless steel sink with single bowl, single drainer and matching monobloc tap, space for tall fridge/freezer, space for washing machine.

## FRONT LANDING

Large double radiator, large built in cupboard which houses combi boiler and electric consumer unit and provides storage. 3 doors leading off, 2 to bedrooms and 1 to lounge.

## BEDROOM 1

Natural wood flooring in a painted finish, radiator, rear facing white uPVC double-glazed window. Please note, at the time of listing the window had a crack in it and the vendor has ordered a replacement double-glazed unit to replace it. This is a good size double bedroom.

## BEDROOM 2

Good size single bedroom.

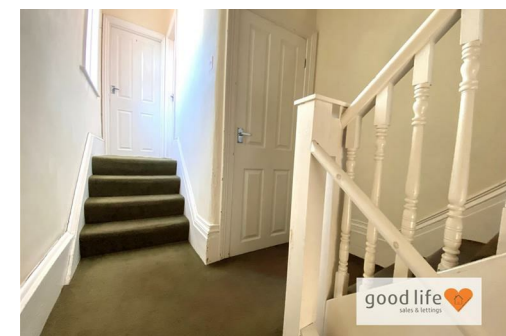
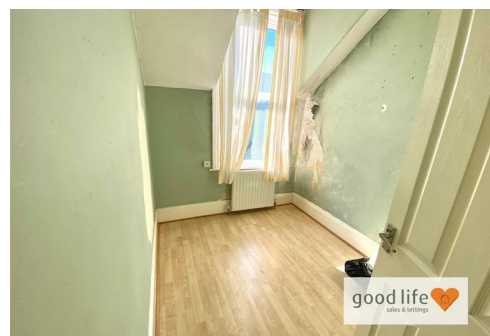
Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window.

## LOUNGE

Good size lounge with carpet flooring, double radiator, white uPVC double-glazed window fronting onto Ormonde street. Attractive slopping ceilings.

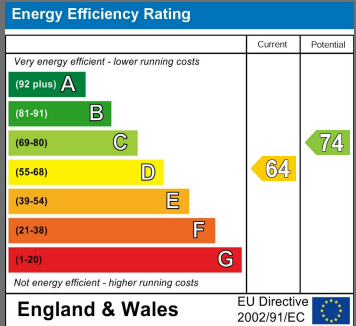
## GENERAL

The property is Leasehold and we been advised in the form a Tyneside flat arrangement, where the upstairs flat is responsible for the roof and the downstairs flat is responsible for and owns the rear yard.



Local Authority  
Sunderland

Council Tax Band  
A



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



## Contact

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