

Mount Road  
High Barnes  
Sunderland  
SR4 7QD



# Mount Road

## £189,995

### INTRODUCTION

SPACIOUS PERIOD 3 BED MID TERRACE - WELL PRESENTED THROUGHOUT - RECENT REWIRE - RECENT NEW BATHROOM - 2 BEAUTIFUL LARGE RECEPTION ROOMS - EITRICK GROVE END OF MOUNT ROAD - SHORT WALK TO BARNES PARK - WALKING DISTANCE TO BARNES PRIMARY SCHOOL ...

### ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Parquet flooring, new electric consumer (please note, the property had a full rewire in 2024) partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Vinyl tile effect flooring, radiators, period style panelling with delph rack, recessed lights to ceiling, 2 doors leading off to reception rooms, further radiator, understairs cupboard, door leading off to additional dining room, attractive stairs to first floor landing.

### RECEPTION ROOM 1

Very large reception room with almost 10 foot high ceilings, beautiful open space accentuated by large white uPVC double-glazed bay window, feature fireplace with quartz hearth and back and built in coal effect gas fire.

### RECEPTION ROOM 2

Another large reception room with laminate wood-effect flooring, feature fireplace in a quartz finish with matching hearth and back, built in coal effect fire, double radiator, wooden framed single-glazed window overlooking rear court yard.

### DINING ROOM

Measurements taken at widest points. Large dining room.

Laminate wood-effect flooring, large double built in cupboards providing useful storage, white uPVC double-glazed window overlooking rear yard. Door leading off to kitchen.

### KITCHEN

Measurements taken at widest points

Vinyl flooring, radiator, white uPVC double-glazed window facing onto rear court yard, white uPVC door leading out to rear yard. Fitted kitchen with a range of wall and floor units in a grey finish with contrasting laminate wood-effect work surfaces, stainless steel sink with bowl and a half, single drainer and matching monobloc tap, space and plumbing for a washing machine, space for gas cooker, space for tall fridge/freezer. Recessed lights to ceiling.

### HALF LANDING

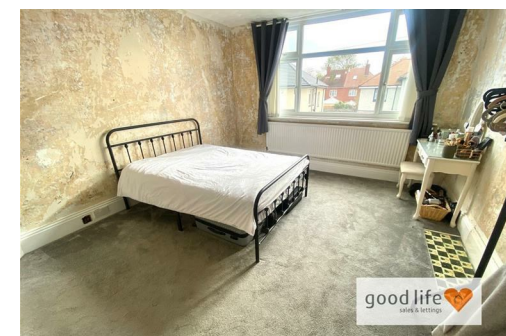
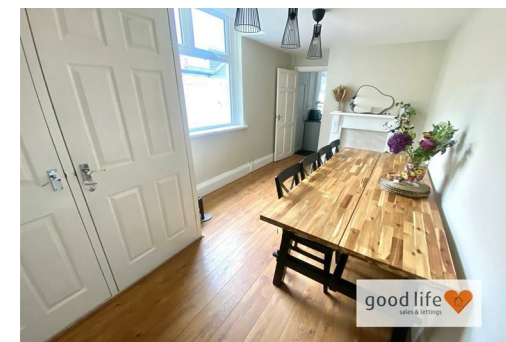
Door leading off to bathroom.

### BATHROOM

Recently refurbished to a stylish standard with bath with chrome taps and shower fed from the main hot water system comprising fixed overhead shower and separate hand held shower in period style, sink with period chrome taps built into vanity unit below, toilet with concealed cistern and push button flush. Stylish towel heater style radiator, white uPVC double-glazed window with privacy glass facing onto rear yard. Extractor fan. Stylish tiling with a period feel.

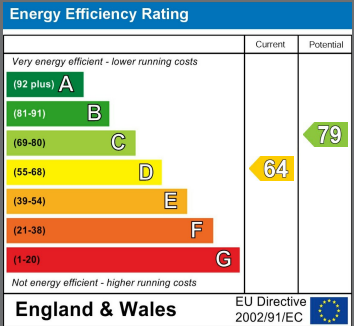
### FIRST FLOOR LANDING

Large built in cupboard providing useful storage, loft hatch, 3 doors leading off to bedrooms.



Local Authority  
Sunderland

Council Tax Band  
B



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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