









This stunning mid terrace home, has been significantly, yet sympathetically updated and modernised to a most impressive standard whilst retaining many appealing period features. Internally the beautifully appointed accommodation is accessed via an entrance vestibule, connecting through to a superb reception hall with staircase to the first floor. There are two generous, connecting reception rooms, both with wonderful period fireplaces and there is a fabulous breakfasting kitchen. The kitchen is fitted with an excellent range of stylish units, an island with breakfast bar, luxury worksurfaces and a selection of integrated appliances. Completing the ground floor is a useful modern shower room/wc. On the first floor there are three bedrooms and a luxury family bathroom/wc. Features of the property include double glazed windows, gas central heating to radiators and an attractive courtyard to the rear. Situated within this ever popular area of High Barnes, the property is close to local amenities, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. Viewing is essential to appreciate this exceptional home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Entrance Vestibule

There is an inner door connecting through to the reception hall.

Reception Hall



Most impressive reception hall with a staircase to the first floor with under stairs storage cupboard, there is a radiator.

Dining Room 15'8" into alcove x 15'5" into bay



Double glazed bay window to the front, there is a radiator, impressive period fireplace, there is decorative coving and plaster work to the ceiling and the room opens through into the lounge.

Lounge 14'4" into alcove x 14'4"



Double glazed French door to the rear, there is a radiator, coving, a picture rail and a decorative period fireplace.

Breakfasting Kitchen 18'8" x 9'9"



This stunning kitchen fitted with an excellent range of stylish, contemporary units with luxury work surfaces over, there is a feature island with a breakfast bar and an inset 1 1/2 bowl sink unit. Integrated appliances include a double electric oven, an induction hob, a dishwasher and a washing machine, space has also been provided for the inclusion of an American style fridge freezer. There are two tall feature radiators, double glazed French door to the courtyard and the central heating boiler is concealed by a matching fronted unit. A door connects through to the shower room.

Shower Room



A modern suite with low level WC with concealed cistern, wash hand basin set into vanity unit and a walk in shower with mains fed shower, there are tiled walls, a radiator and a double glazed window.

First Floor Landing



With a large Velux window providing generous natural light, there is a radiator, a built in cupboard and a loft access hatch with a pull down ladder to a floored out loft space that features two skylight windows and has the benefit of power and lighting.

Bedroom 1 14'5" x 13'4" max inc robes



Double glazed window to the rear, a radiator, build in wardrobes and a decorative period fireplace.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 13'2" x 11'11"



Two double glazed windows to the front, a radiator and a decorative period fireplace.

Bedroom 3 7'8" x 9'6"



Double glazed window to the front and a radiator.

Bathroom



A modern three piece suite comprising a low level WC, wash hand basin set into vanity unit and a bath. There are tiled walls, chrome ladder style radiator and a double glazed window.

Outside



There is a small forecourt area to the front and to the rear is a delightful courtyard with a remote control roller shutter access door.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band B.

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Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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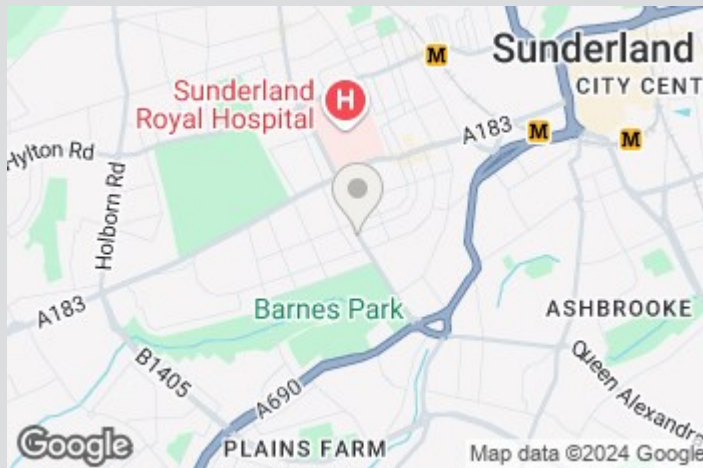
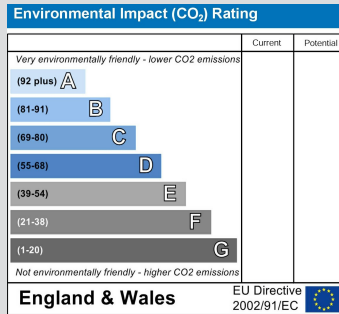
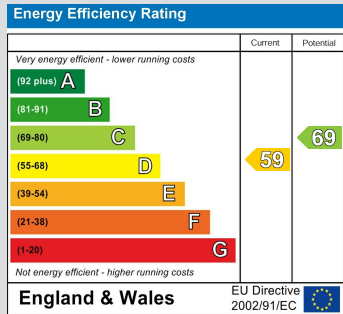
MAIN ROOMS AND DIMENSIONS

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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