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Chester Road, High Barnes, Sunderland

£225,000













An exceptional four bedroom mid terrace home, significantly, yet sympathetically restored and modernised to a most impressive standard whilst retaining a wealth of charming period features. Internally the stylish accommodation is accessed via an entrance vestibule, connecting through to a superb reception hall with staircase to the first floor and a cloakroom/wc. There is a generous lounge with a bay window and multi fuel burning stove, a delightful dining room with a wonderful period fireplace, a stunning breakfasting kitchen and a useful utility. On the first floor there are four bedrooms and a fabulous luxury family bathroom/wc. Features of the property include gas central heating to radiators, an attractive courtyard to the rear and a garage. 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. We highly advise viewing to appreciate this remarkable home.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Entrance Vestibule

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

### Reception Hall



Most impressive reception hall with a grand staircase leading to the first floor, a radiator, two built in cupboards and doors leading off to the cloakroom/WC, lounge, dining room and breakfasting kitchen.

### Cloakroom/WC



Low level WC and wash hand basin, there are part tiled walls and chrome ladder style radiator and a double glazed window.

### Lounge 17'2" into bay x 14'11" into alcove



This superb room has a bay to the front with panelling around and a double glazed window, a radiator, multi fuel burning stove, decorative plaster work to the ceiling and cornicing.

### Dining Room 17'11" into bay x 11'9"



With a bay to the rear with attractive panelling and with a double glazed windows there is a radiator, a beautiful period fireplace with tiles insert and hearth, coving to the ceiling and a built in storage cabinet into one of the alcoves.

### Breakfasting Kitchen 14'11" x 9'1"



A most impressive kitchen fitted with an excellent range of units including a built in pantry, and there are work surfaces with an insert Belfast sink unit, there has been space provided for the inclusion of a range style cooker, there is an integrated dishwasher and there is a tall radiator, tiled floor, two double glazed windows and a fitted seating area with storage below, a door connects through to the utility.

### Utility 9'0" x 6'5"

With fitted units and work surface over, integrated appliances include a washing machine, space has been provided for the inclusion of an American style fridge freezer, there is a tiled floor, radiator, a door to the garage and an external door to the courtyard.

### First Floor Landing



With a beautiful feature stain and leaded glass double glazed window, built in storage cupboard and doors leading off to the four bedrooms and family bathroom.

### Bedroom 1 17'0" into bay x 12'4" into alcove



Double glazed bay window to the front, radiator, a decorative feature fireplace and coving to the ceiling.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 15'0" x 11'10"



With a double glazed window to the rear, radiator, delightful period decorative fireplace and built in cupboard.

## Bedroom 3 13'1" x 8'0"



Double glazed window to the rear, radiator and decorative fireplace.

## Bedroom 4 10'9" x 10'4"



Double glazed window to the front and a radiator.

## Family Bathroom



A fabulous period style bathroom suite with a WC, pedestal wash hand basin and bath with mains fed shower over, there is a radiator with heated towel rail, tiled floor part tiled walls and two double glazed windows.

## Outside



To the front of the property there is a pleasant town garden along with a beautiful tiled pathway, and to the rear there is a wonderful courtyard.

## Garage 15'8" x 10'3"

The garage has a remote control roller shutter access door, wall mounted boiler, single glazed window and an internal door to the utility.

## 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

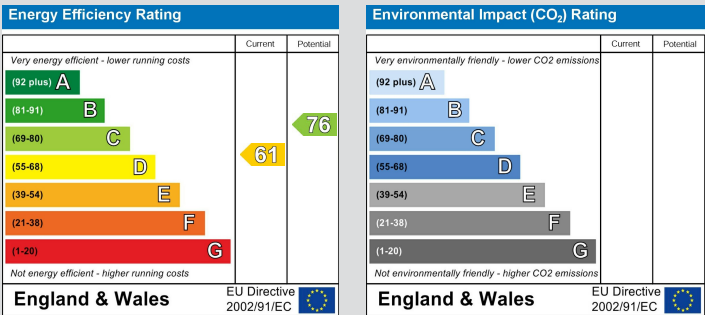
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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