Farnham Terrace, High Barnes, Sunderland

£225,000

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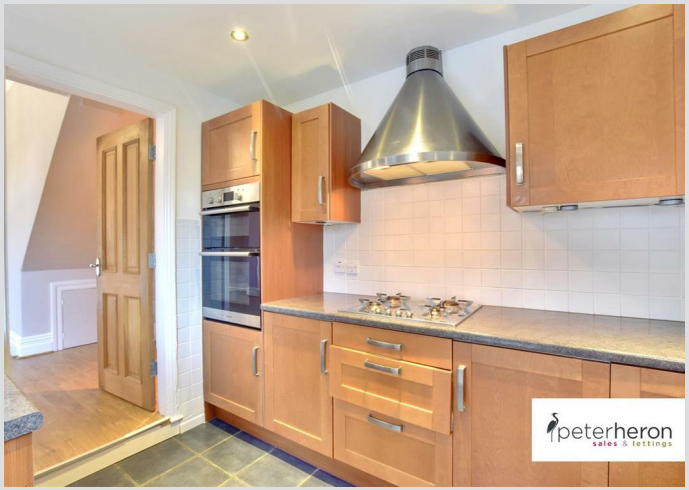

We are delighted to bring to the sales market this beautifully presented four-bedroom mid-terrace property, ideally located on the ever-popular Farnham Terrace, High Barnes. The well-appointed accommodation is arranged over three floors and briefly comprises: entrance vestibule, entrance hall, spacious lounge, dining room, and fitted kitchen. To the first floor are three generously sized bedrooms and a family bathroom, while the second floor offers a fourth bedroom, ideal as a principal suite, guest room, or home office. The property benefits throughout from UPVC double glazing and gas central heating, with a new boiler installed in 2025, ensuring comfort and efficiency.

Externally, the home features an enclosed courtyard to the front and an enclosed rear yard with garage, providing valuable outdoor space and secure parking/storage. Situated in the sought-after suburb of High Barnes, the property is within walking distance of Barnes Park and is ideally positioned for a range of local amenities. Excellent schools, superb transport links to Sunderland City Centre, and easy access to local road networks further enhance its appeal.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Vestibule
Wooden flooring, timber/glazed door to

Entrance Hall
Radiator, wooden flooring and stairs to first floor.

Lounge 17'5" x 11'8"

UPVC double glazed bay window to front, living flame gas fire with feature surround, decorative ceiling, radiator and wooden flooring.

Dining Room 16'1" x 12'5"

UPVC double glazed window to rear, radiator and wooden flooring.

Kitchen 10'3" x 7'9"

Fitted with a range of wall and base units, worktops, inset sink, tiled splashbacks, gas hob, double electric oven, extractor fan, tiled floor, two UPVC double glazed windows to side, UPVC double glazed door leading to outside.

First Floor Landing
Stairs to second floor.

Bedroom 1 14'4" x 9'9"

UPVC double glazed window to rear, radiator, wooden flooring, and feature fireplace surround.

Bedroom 2 15'11" x 8'1"
UPVC double glazed window to front, radiator, wooden flooring and feature fireplace surround.

Bedroom 3 14'1" x 6'10"

UPVC double glazed window to front, radiator and wooden flooring.

Bathroom 9'4" x 7'8"

WC, washbasin, free standing bath and shower cubicle, tiled splashbacks, two UPVC double glazed windows to side, radiator.

Second Floor Landing

Bedroom 4 15'8" x 15'3"

Two Velux windows and radiator.

Outside
Enclosed courtyard to the front with pathway leading to front door. To the rear an enclosed yard with decked seating area and GARAGE 23'6" x 8'8" with wall mounted gas central heating combination boiler, worktop and space/plumbing for automatic washing machine.

Council Tax
The Council Tax Band is Band B

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

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MAIN ROOMS AND DIMENSIONS

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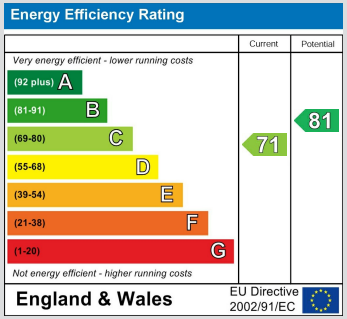
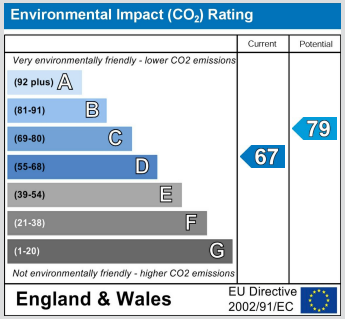
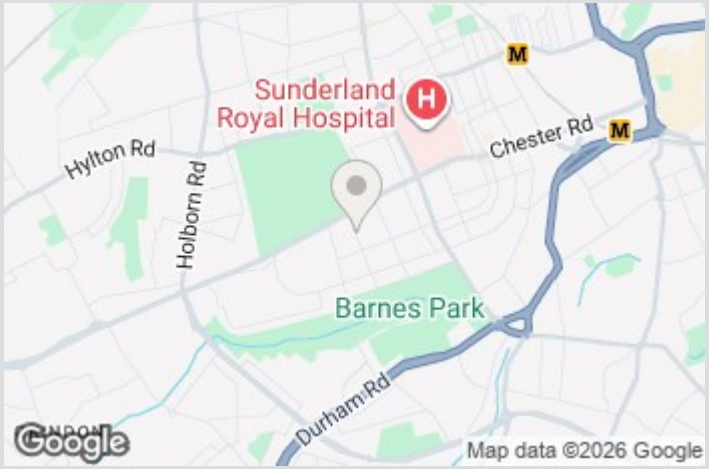
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.







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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

Ombudsman

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Opening Times

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