Cleveland Road, High Barnes, Sunderland

£164,950

A fabulous three bedroom terrace house, situated at the desirable top end of Cleveland Road, with an impressive and stylish interior. Internally on the ground floor there is a hall, two well proportioned reception rooms, breakfasting area opening into modern kitchen. On the first floor there are three bedrooms and a contemporary bathroom/wc. Pleasant garden to the rear mainly laid to lawn with garage. This location provides convenient access to local amenities, shops and schools as well as to Sunderland Royal Hospital and to transport connections. No upward chain, early viewing is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Reception Hall

Double glazed window to front, radiator and stairs to first floor with storage under.

Lounge 12'1" x 11'8"

Double glazed bay window to front and radiator.

Sitting Room 10'5" x 12'10"

Double glazed window to rear, radiator and two storage cupboards.

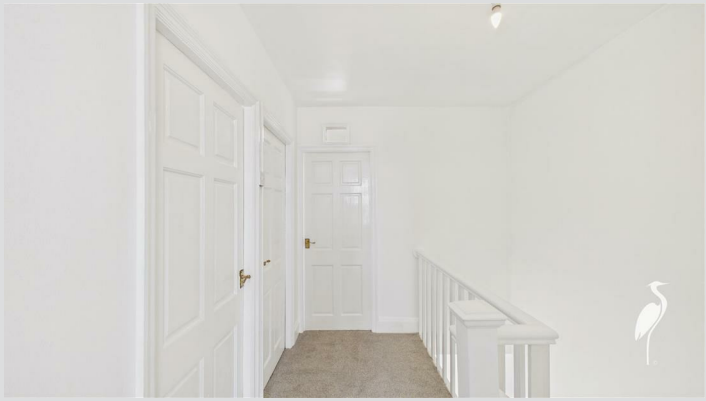
Breakfast Area 5'10" x 9'1"

Radiator. Opening into kitchen.

Kitchen 6'11" x 9'1"

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hobs and hood. Space for fridge freezer and washing machine. Two double glazed windows and UPVC door to rear.

First Floor Landing



Bedroom 1 9'1" x 12'4"

Double glazed window to rear, radiator and storage cupboard.

Bedroom 2 8'5" x 12'4"

Double glazed window to front, radiator and built in furniture.

Bedroom 3 7'6" x 8'5"

Double glazed window to front and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom

Low level WC, washbasin and bath with shower over, two double glazed windows to rear and double radiator.

Outside

Town garden to the front whilst to the rear a lawned garden.

Garage 9'5" x 14'11"
Access via roller shutter door with wooden door to rear garden.

Council Tax Band
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.

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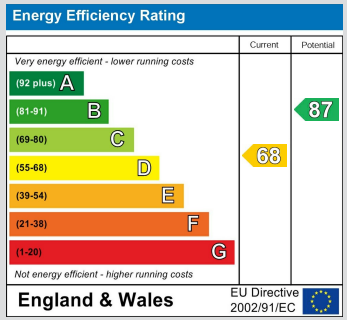
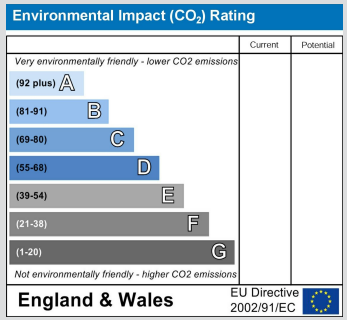
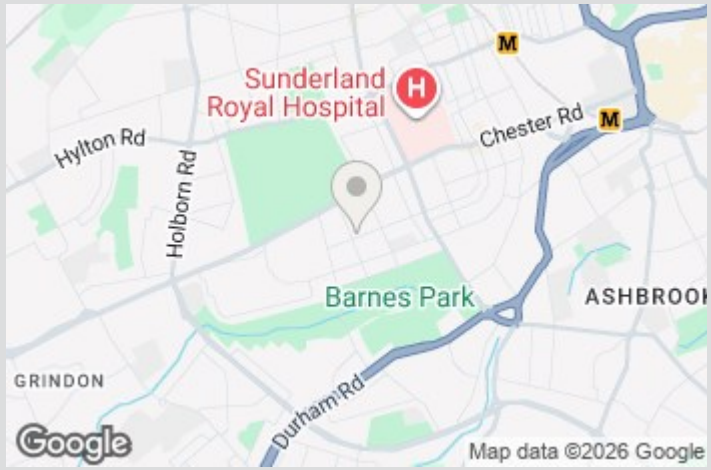
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

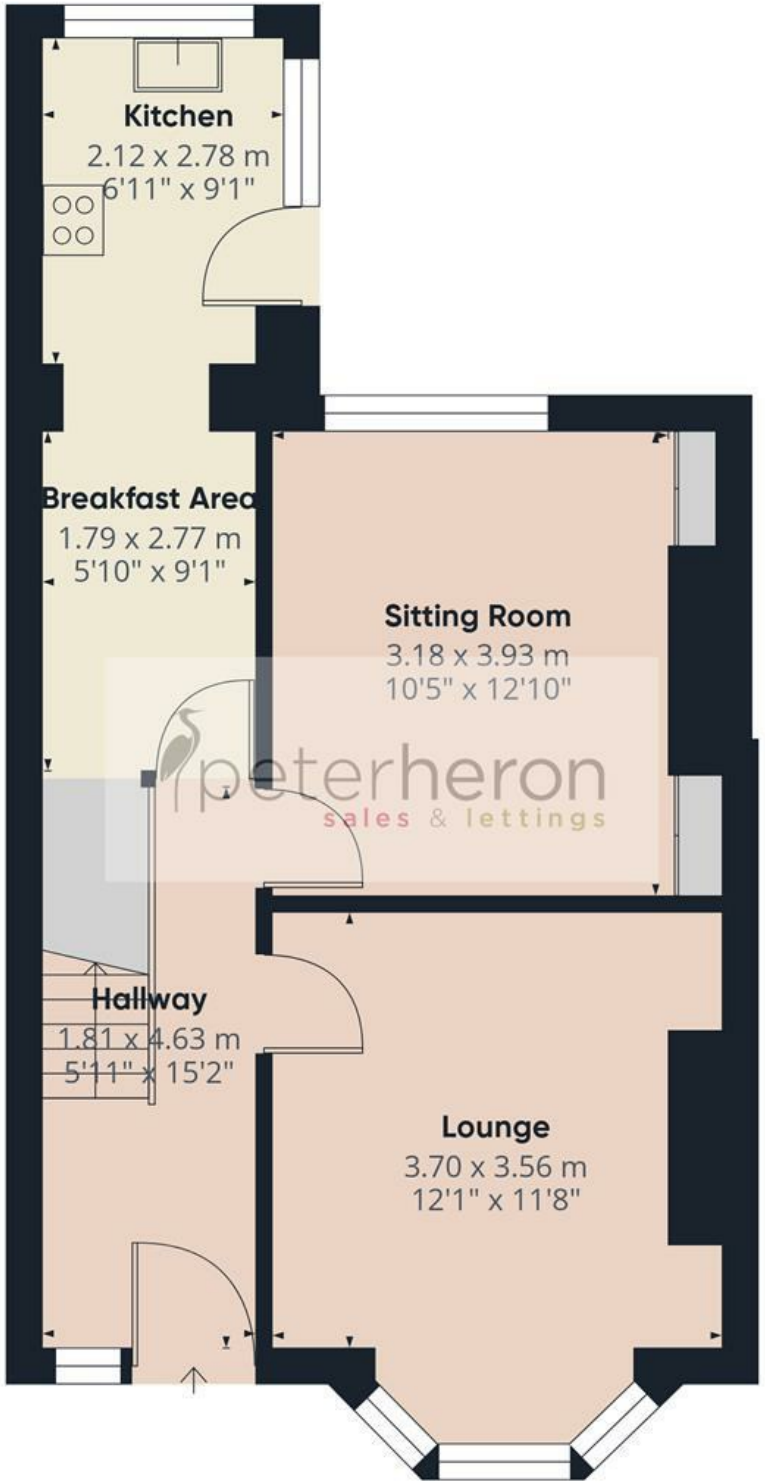
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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

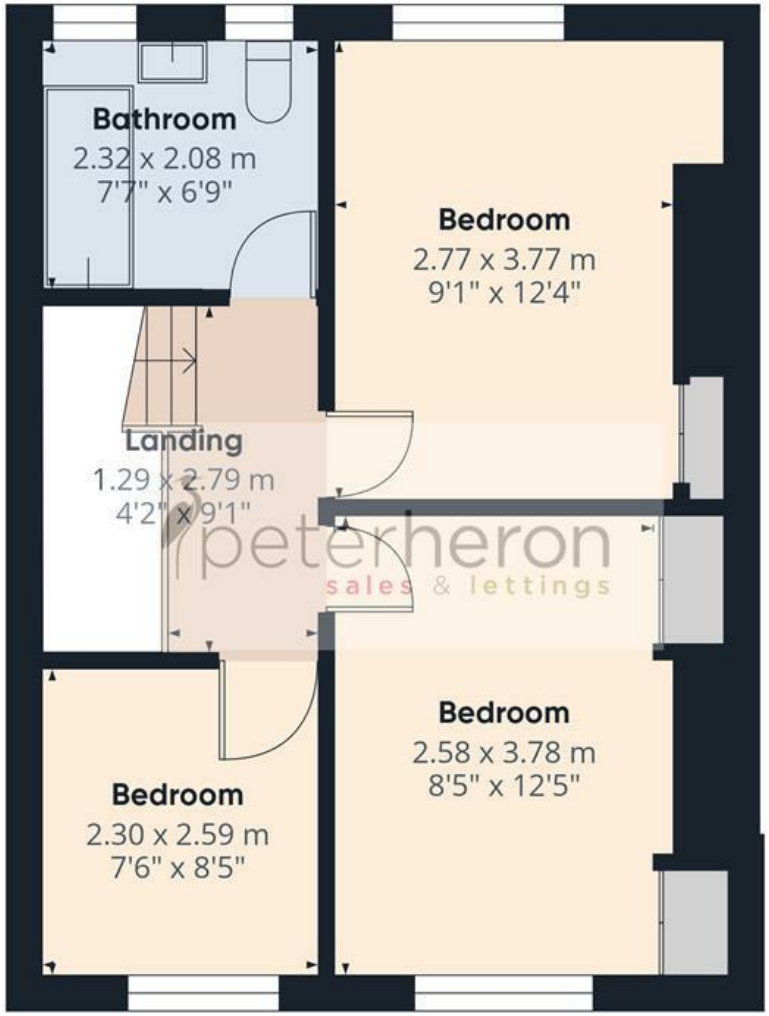








Ground Floor



First Floor

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Approximate total area(1)

85.4 m²

918 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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