Georgian Court, Barnes, Sunderland

£285,000

THE NEW SHORTER OXFORD
OXFORD

An impressive four bedroom, semi-detached Dutch bungalow with a beautiful, generous garden, occupying a superb cul-de-sac position within this highly regarded area. On the ground floor there is an entrance lobby, connecting through to a spacious reception hall with a staircase to the first floor. There is an attractive lounge to the front and a kitchen / diner to the rear with sliding doors to a delightful conservatory, overlooking the garden. Completing the ground floor are two well-proportioned bedrooms and a modern shower room/wc. On the first floor there is a large double bedroom with an en-suite bathroom/wc and a further single bedroom. Externally there is a pleasant garden to the front with a block-paved driveway, an attached garage and to the rear there is a wonderful, mature garden with a lawn, patio, large greenhouse and established planted borders.
The property is conveniently located, close to local amenities, shops and schools as well as offering transport links to surrounding locations. We highly advise arranging a detailed inspection to appreciate the location, along with the versatile accommodation and fabulous garden, this home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Lobby
Inner wooden glass panelled door to hallway.

Reception Hall
Radiator, storage cupboard and stairs to first floor.

Lounge 16'8" x 11'9"

Double glazed bay window to front, radiator and gas fire.

Kitchen/Diner 12'11" x 16'2"

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with hobs and hood and a dishwasher. Space for a fridge freezer and washing machine. Radiator and double glazed window to rear. Double glazed sliding patio door to conservatory.

Conservatory 11'7" x 8'9"

Double glazed windows and door to garden.

Bedroom 2 14'6" x 10'1"

Double glazed windows and UPVC French patio doors to rear, radiator and built in sliding door wardrobes.

Bedroom 3 9'10" x 11'1"

Double glazed bay window to front and radiator.

Shower Room

Low level WC, washbasin and shower cubicle, chrome heated towel rail and two double glazed windows to side and rear.

First Floor Landing

Double glazed window to rear.

Bedroom 1 21'5" x 13'11"

Velux window, double glazed window to rear, double radiator, storage cupboard and door to en suite.

En-Suite Bathroom

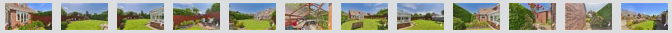
Low level WC, washbasin and bath with shower over, chrome heated towel rail and Velux window.

MAIN ROOMS AND DIMENSIONS

Bedroom 4 5'4" x 9'3"

Velux window, radiator and two storage cupboards.

Outside



Externally there is a pleasant garden to the front with a block-paved driveway, an attached garage and to the rear there is a wonderful, mature garden with a lawn, patio, large greenhouse and established planted borders.

Garage 22'4" x 12'0"
Spacious garage accessed via a roller shutter benefitting from Velux window and wooden door to rear garden.

Council Tax Band
The Council Tax Band is Band D.

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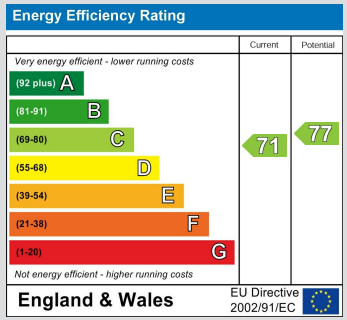
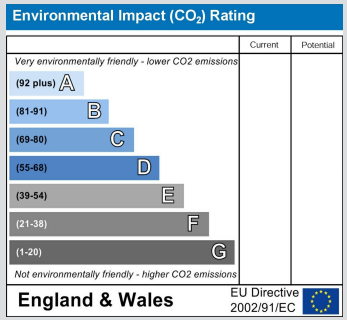
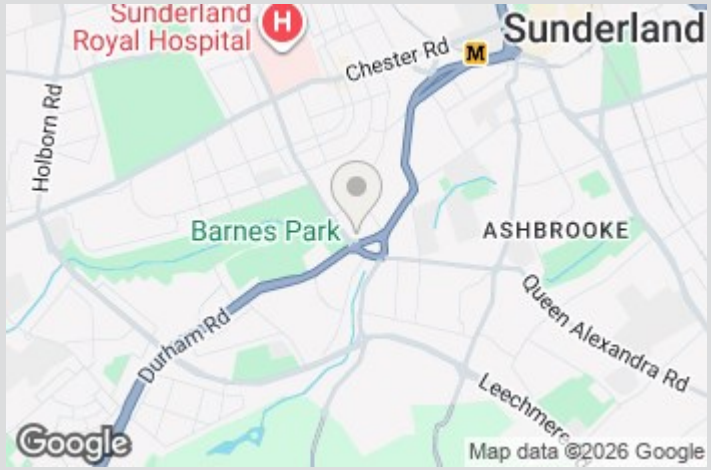
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

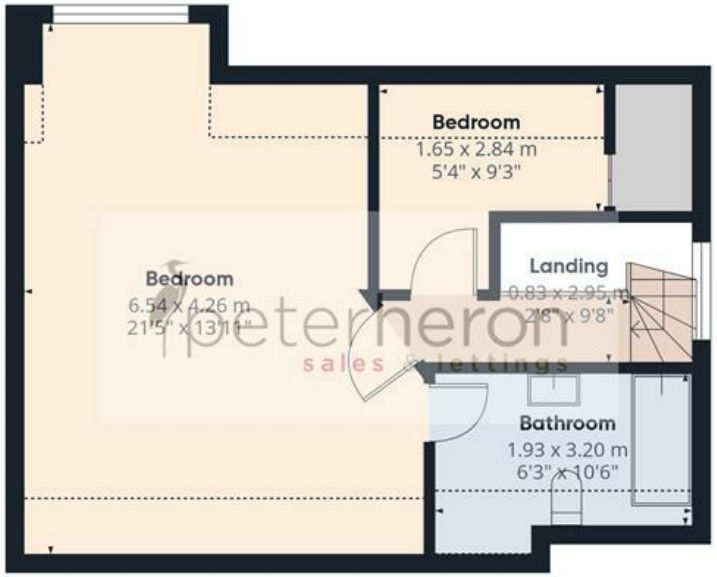
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







Ground Floor



First Floor

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Approximate total area(1)

157.2 m²

1691 ft²

Reduced headroom

8.4 m²

91 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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