



Wearhead Drive, Barnes, Sunderland, SR4

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Wearhead Drive, Barnes, Sunderland, SR4

Offers In The Region Of £200,000

* 3 BEDROOM * SEMI DETACHED * FREEHOLD * HIGH SPEC * DRIVEWAY * GARAGE * BARNES *

This stunning three-bedroom semi-detached house is for sale in the popular Barnes area of Sunderland, offering a high-quality finish throughout and convenient access to local amenities, schools and the city centre.

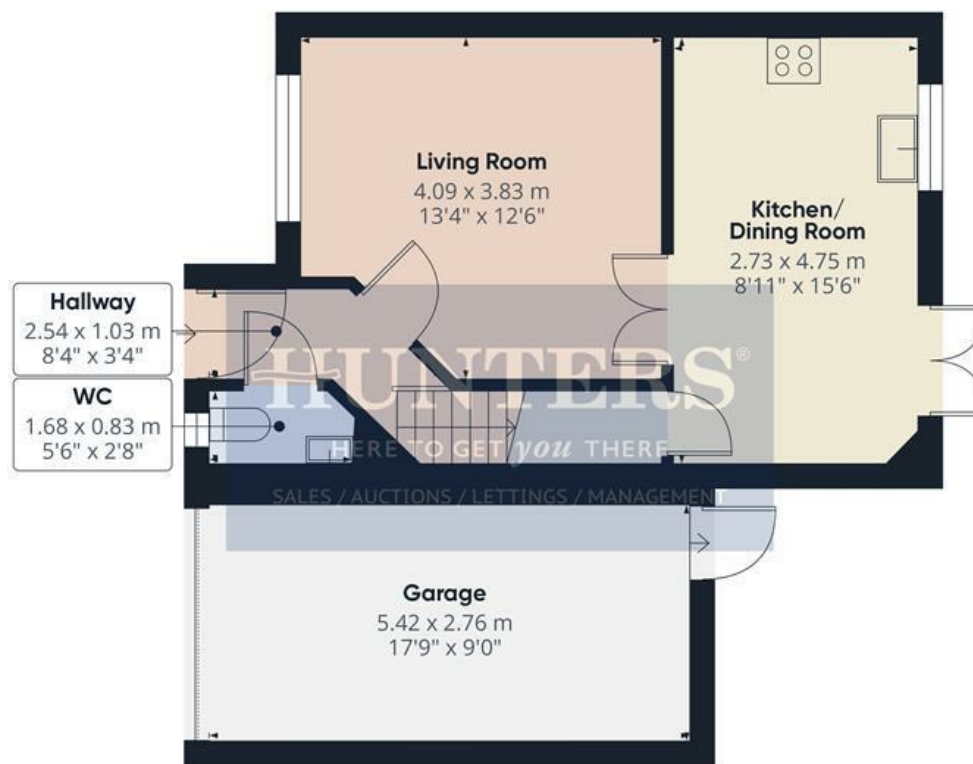
To the front, the property features a generous garden, driveway and single garage. Inside, the reception room provides a comfortable and stylish living space, featuring a marble fireplace with electric fire and mood lighting, large windows and glass-paned solid oak doors, which help maximise the natural light. A downstairs WC adds further practicality.

The reception room leads through to a contemporary kitchen/diner, fitted with granite worktops and matching granite window sill, a gas hob, integrated double oven and grill, dishwasher and washing machine. There is useful understairs storage, modern tiled flooring and mood lighting beneath and above the kitchen units. Patio doors open onto the beautifully maintained and manicured rear garden, which features a part-paved terrace, lawn and a variety of established plants and trees, including an apple tree. The garden provides an attractive outdoor space for relaxing and entertaining.

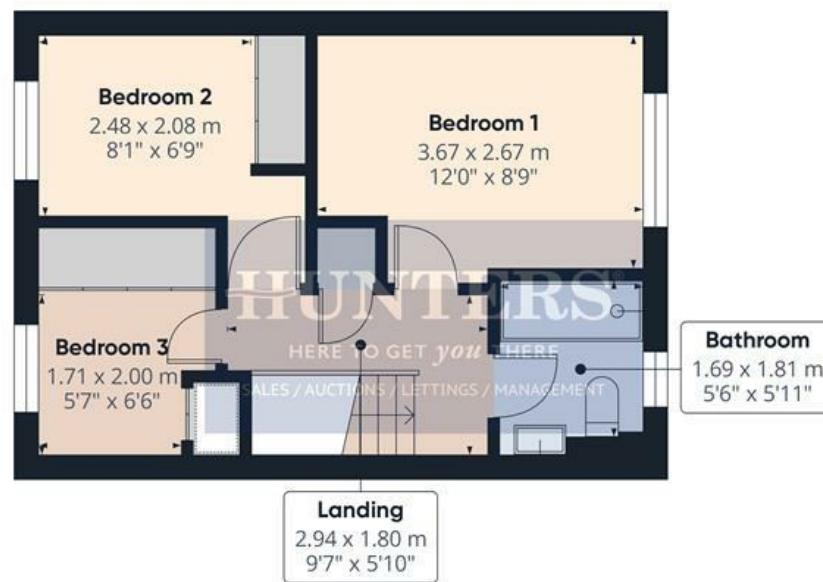
Upstairs, the recently fitted family bathroom includes a walk-in shower, built-in storage and a modern bathroom suite. The spacious master bedroom is complemented by two further bedrooms, both with built-in wardrobes, while bedroom three also benefits from useful over-stairs storage. Additional storage is available on the landing.

Barnes is well regarded for its local schools, amenities and green spaces, with Barnes Park and Sunderland Royal Hospital within easy reach. Sunderland city centre is also nearby, providing a range of shops, restaurants and leisure facilities, together with rail and Metro connections across the wider area.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

77.6 m²

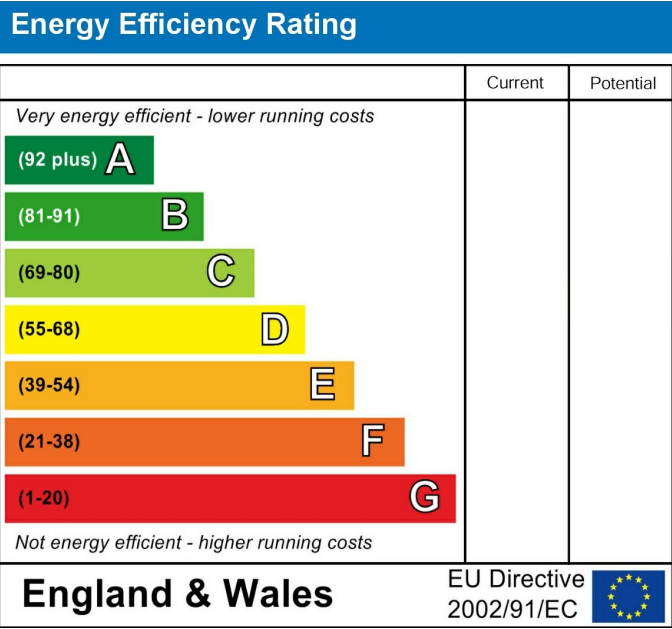
835 ft²

(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.

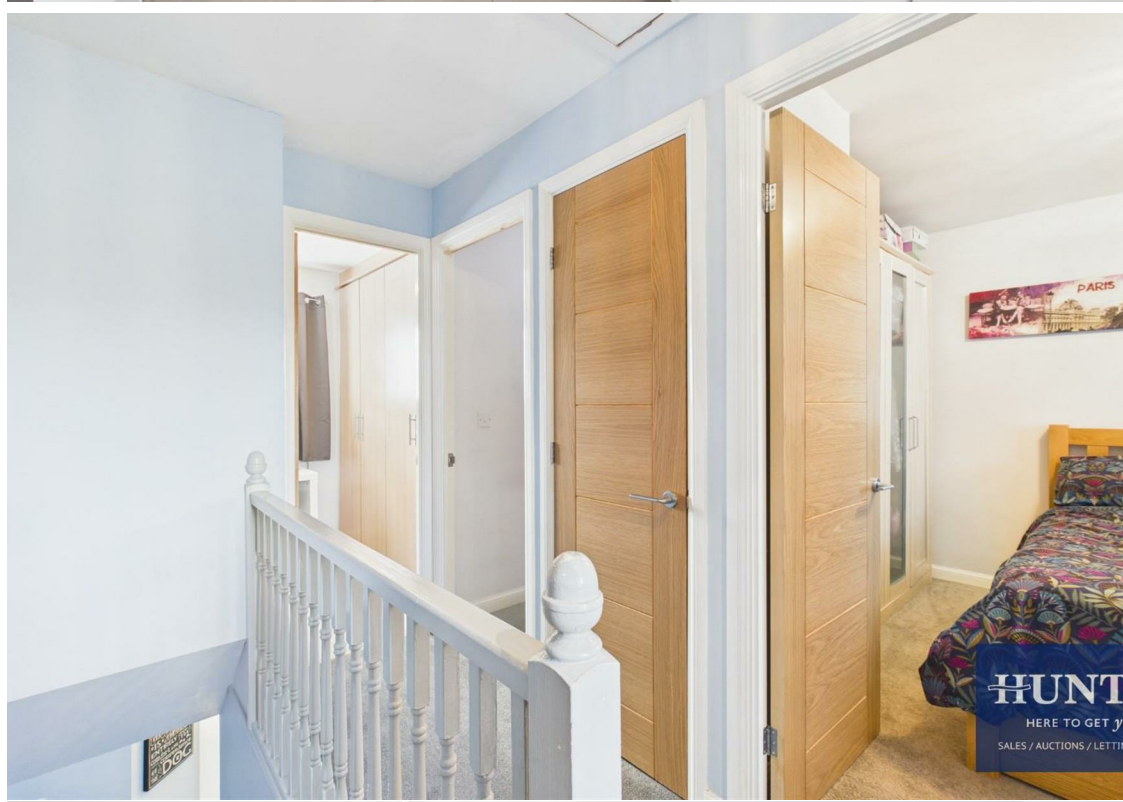
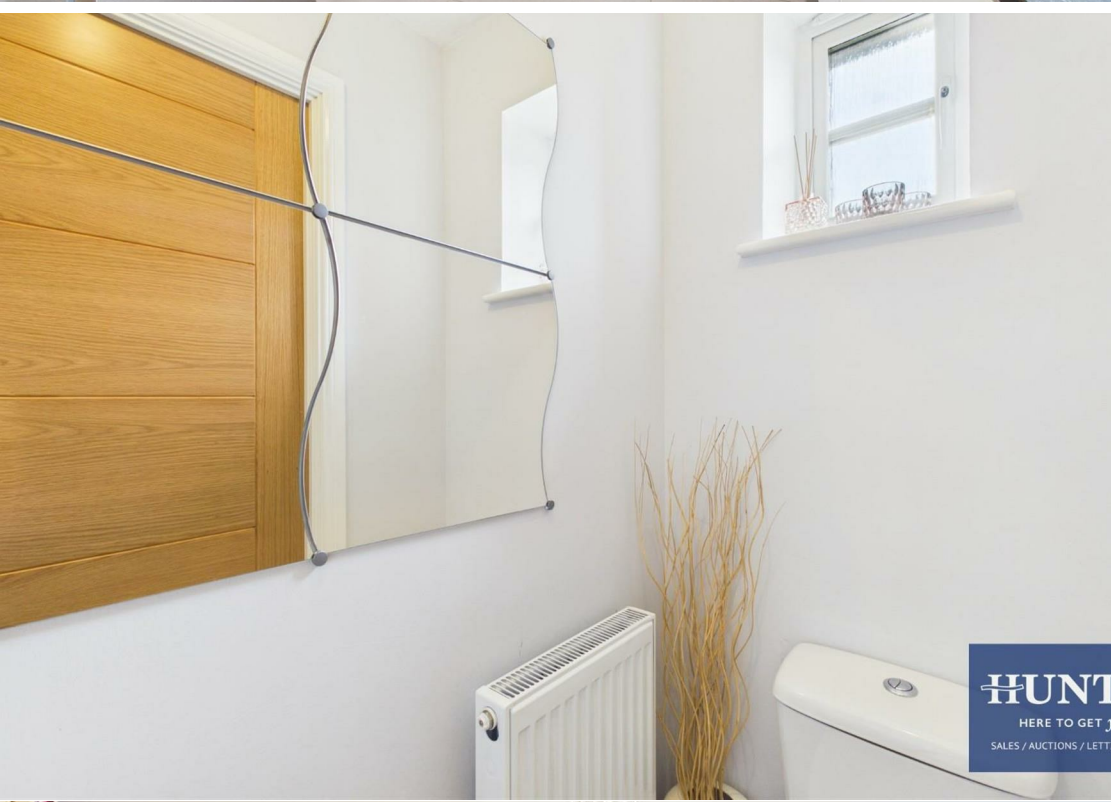
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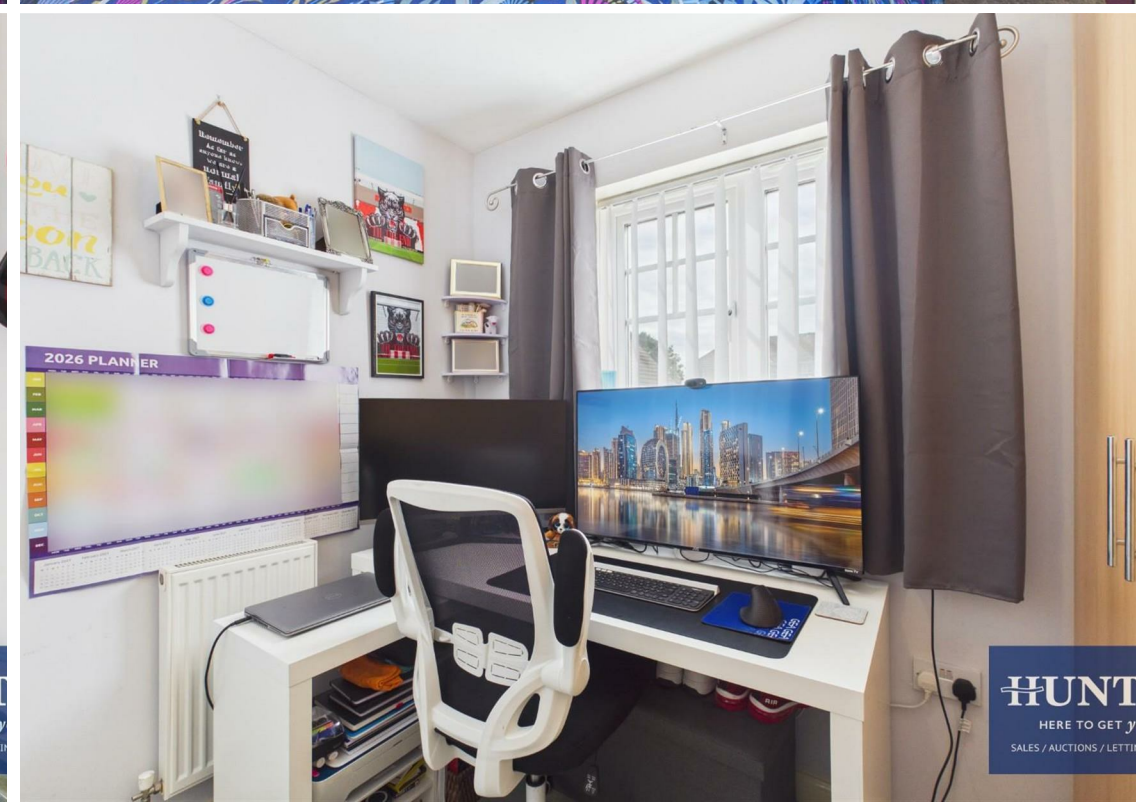
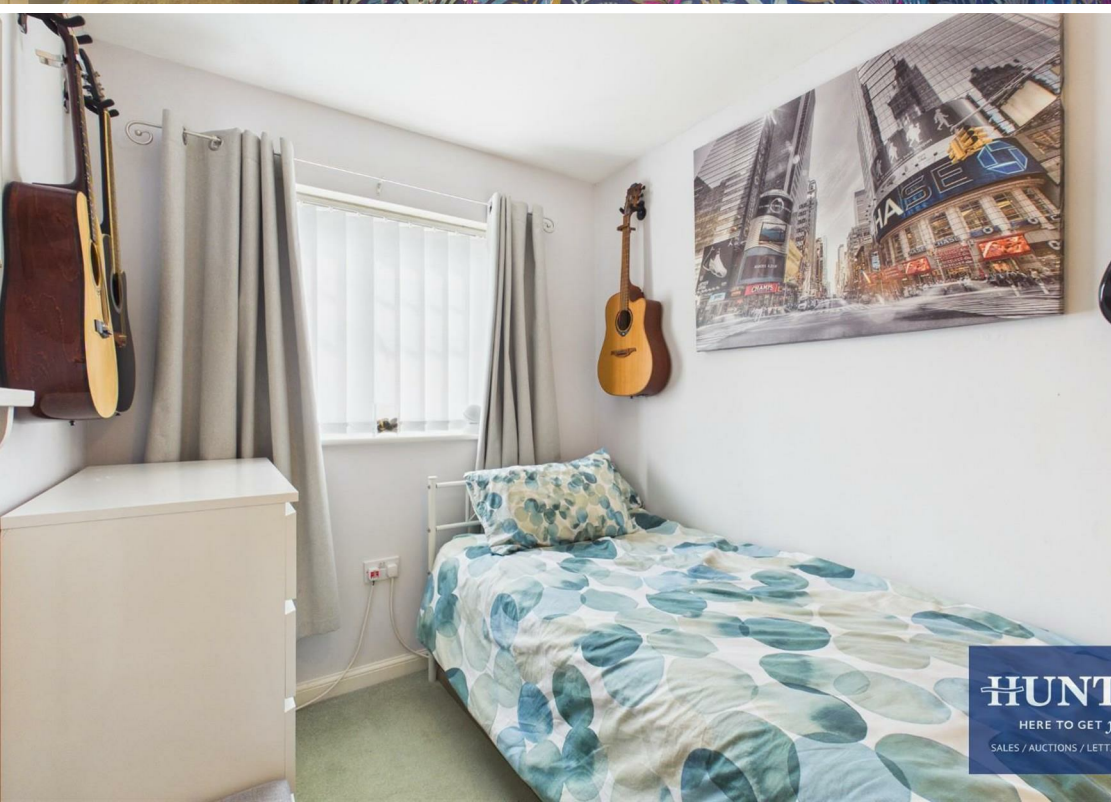
- Hallway**
8'3" x 3'4"
- Living Room**
13'5" x 12'6"
- Kitchen/Dining Room**
8'11" x 15'7"
- WC**
5'6" x 2'8"
- Landing**
9'7" x 5'10"
- Bedroom 1**
12'0" x 8'9"
- Bedroom 2**
8'1" x 6'9"
- Bedroom 3**
5'7" x 6'6"
- Bathroom**
5'6" x 5'11"
- Garage**
17'9" x 9'0"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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