



Nesburn Road, High Barnes, Sunderland

£165,000



peterh
sales





A beautifully presented three-bedroom mid-terrace home, offering stylish, ready to move-in accommodation in a popular and convenient location. Well appointed throughout, the ground floor features a welcoming reception hall, comfortable lounge, separate dining room and a modern fitted kitchen. Upstairs are three well-proportioned bedrooms together with a contemporary family bathroom/WC. Outside, the property continues to impress with attractive, low-maintenance gardens to both the front and rear. The rear garden features a delightful patio seating area, perfect for relaxing and entertaining. Ideally positioned for a range of local amenities, the property also offers excellent access to Sunderland City Centre, Sunderland Royal Hospital and convenient transport connections.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Stairs to first floor with storage under.

Lounge



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

Dining Room



UPVC double glazed French patio doors to rear and radiator.

Kitchen



Range of wall and base units with countertops over

incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for a fridge freezer. Radiator, Double glazed window and UPVC door to rear.

First Floor Landing



Access point to loft.

Bedroom 1



Double glazed window to front and radiator.

Bedroom 2



Double glazed window to rear, radiator and built-in wardrobes.

Bedroom 3



Double glazed window to front and radiator.

Bathroom



Bath with shower over, low level wc and wash basin. Chrome heated towel rail and double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Outside



Gardens front and rear.

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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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.

Fawcett Street Viewings

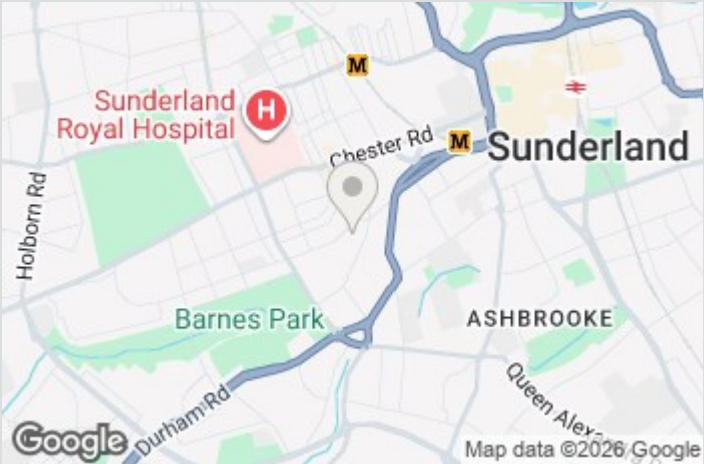
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Ground Floor



First Floor

Approximate total area⁽¹⁾

83.4 m²

900 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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