

Farnham Terrace, Barnes, Sunderland, SR4

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Farnham Terrace, Barnes, Sunderland, SR4

£1,100 Per Month

* THREE BEDROOM * MID TERRACE * BARNES SR4 * AVAILABLE IMMEDIATELY * DEPOSIT REQUIRED * KITCHEN / DINING * CONSERVATORY * REAR GARDEN * COUNCIL TAX BAND - B * EPC - D *

Available immediately, this three-bedroom mid-terraced house offers well-planned accommodation in the popular area of Barnes, ideally positioned for access to Sunderland Royal Hospital and the city centre.

The ground floor features a spacious front living room, providing a comfortable reception space, alongside a separate open-plan kitchen and living area to the rear. The kitchen is fitted with an electric oven and hob and benefits from a useful understairs pantry cupboard. A bright sunroom provides additional reception space with direct access to the garden.

Upstairs, there are two well-proportioned double bedrooms and a further single bedroom, alongside a fully tiled family bathroom fitted with a bath, thermostatic shower and heated towel rail.

Externally, the property benefits from a forecourt-style front garden and a generous rear garden featuring a lawn and established planting borders. A rear roller shutter provides access to off-street parking in the garden on a car stand, a particularly valuable feature for the area.

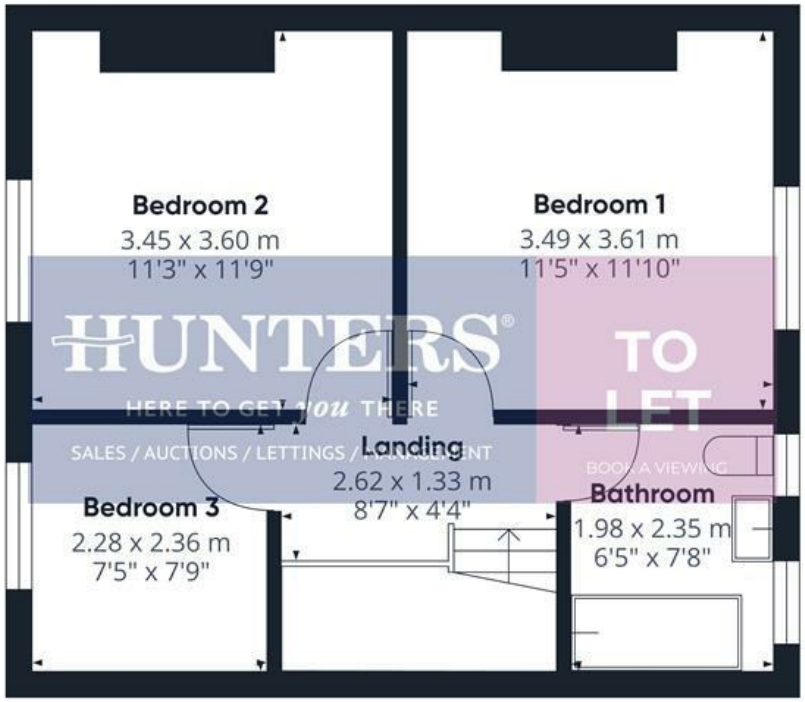
Barnes is a popular residential location, well served by local amenities, including shops, cafés and takeaways along Chester Road. Barnes Park is also within easy reach, offering extensive green space, play areas and pleasant walking routes. The area benefits from a choice of well-regarded primary and secondary schools.

Regular bus services provide convenient access to Sunderland city centre, with its wider range of shopping and leisure facilities, as well as rail and Metro connections towards Newcastle and Durham. The A690 and A19 are also readily accessible, making this a convenient location for commuters.

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Floor 0



Floor 1



Approximate total area(1)

87.3 m²

939 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.

GIRAFFE360

Hallway
10'9" x 12'2"

Living Room
10'9" x 12'2"

Kitchen/Living Area
11'8" x 19'9"

Sunroom
8'9" x 7'10"

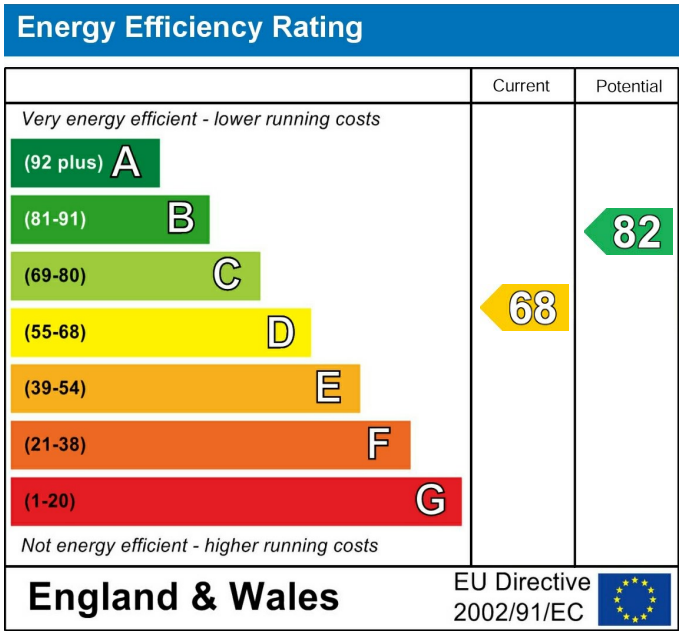
Landing
8'7" x 4'4"

Bedroom 1
11'5" x 11'10"

Bedroom 2
11'3" x 11'9"

Bedroom 3
7'5" x 7'8"

Bathroom
6'5" x 7'8"



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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PALLION
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Holborn Rd
Chester Rd
Sunderland
PENNYWELL
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GRINDON
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