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Brierfield Grove, High Barnes, SR4

**HUNTERS®**  
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# Brierfield Grove, High Barnes, SR4

## Offers In The Region Of £240,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* HIGH BARNES \* 3 BEDROOM \* GARDEN \* BI FOLD DOORS \* COUNCIL TAX BAND C \* LEASEHOLD  
\* EPC RATING D \*

This three-bedroom semi-detached house is offered for sale in Brierfield Grove, High Barnes, in a sought-after residential area with convenient access to local amenities, schools and green spaces.

Internally, the property presents in immaculate condition and the ground floor has attractive wooden floorboards throughout. The main reception room features an attractive, a focal fireplace, large windows allowing generous natural light and a modern vertical radiator. Décor is tasteful throughout, complemented by modern fixtures and fittings.

To the rear, an open-plan kitchen diner forms the heart of the home. This space benefits from wood countertops, dedicated dining and breakfast areas, a fireplace, modern vertical radiator and excellent natural light. Large bi-fold doors provide direct access to the garden, creating a smooth connection between indoor and outdoor living.

The first floor offers three bedrooms: a master bedroom with large windows, a further double bedroom also with large windows, and a single bedroom suitable for a child, guest room or home office. The family bathroom is fitted with a free-standing bath, double vanity unit and heated towel rail.

Outside, the property benefits from parking, supporting practical family living and day-to-day convenience.

The location provides a good range of local amenities, including shops, supermarkets and cafés within a short drive. Families will appreciate access to nearby schools serving the local community. There are also nearby parks and open spaces offering opportunities for walking, play areas and recreation.

This property will appeal to families and a wide range of buyers seeking an immaculate three-bedroom semi-detached home in a well-connected Sunderland location.

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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

84.2 m<sup>2</sup>

907 ft<sup>2</sup>

(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**  
6'1" x 15'11"

**Living Room**  
10'11" x 12'0"

**Kitchen/Dining Room**  
15'10" x 14'7"

**WC**  
2'10" x 3'2"

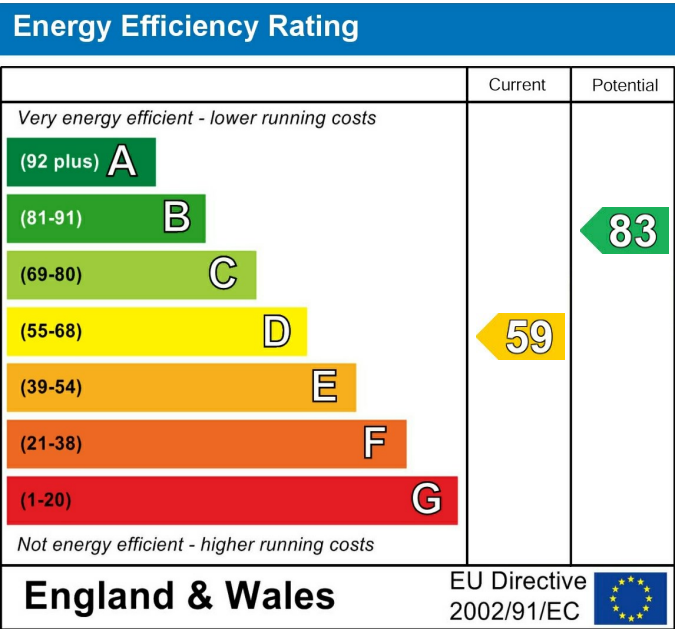
**Landing**  
3'7" x 7'6"

**Bedroom 1**  
10'2" x 14'1"

**Bedroom 2**  
10'3" x 12'1"

**Bedroom 3**  
6'10" x 7'0"

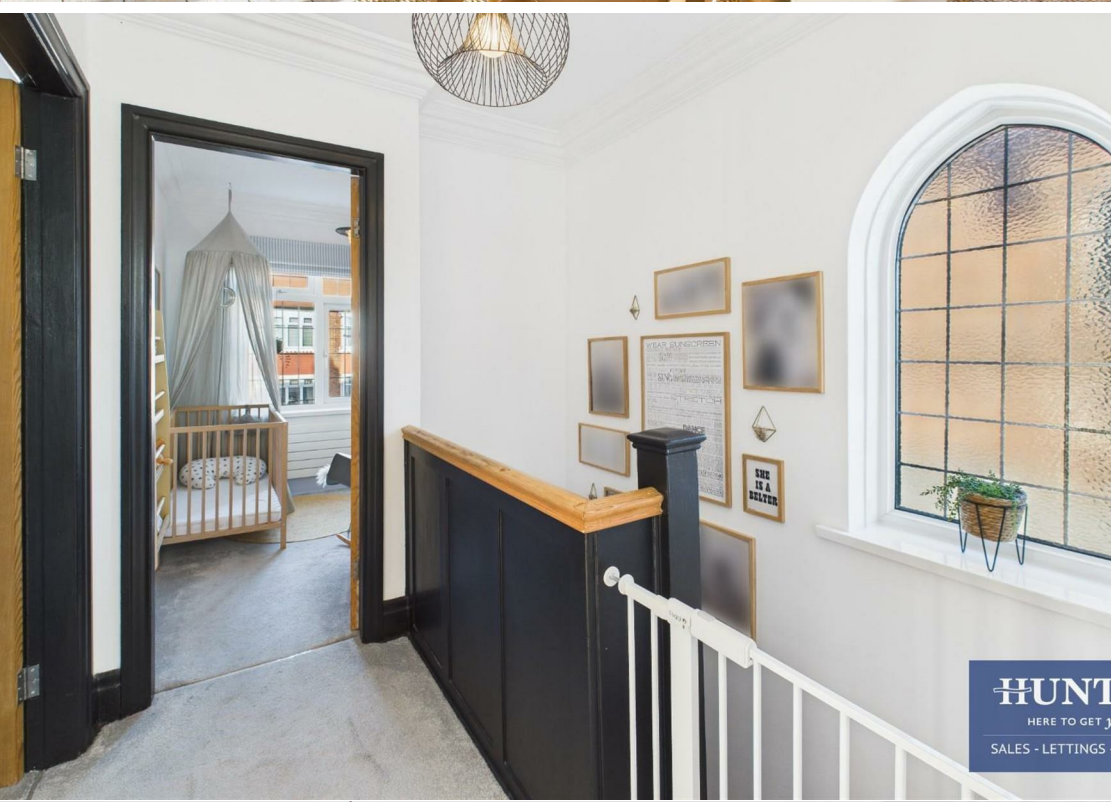
**Bathroom**  
6'10" x 7'8"



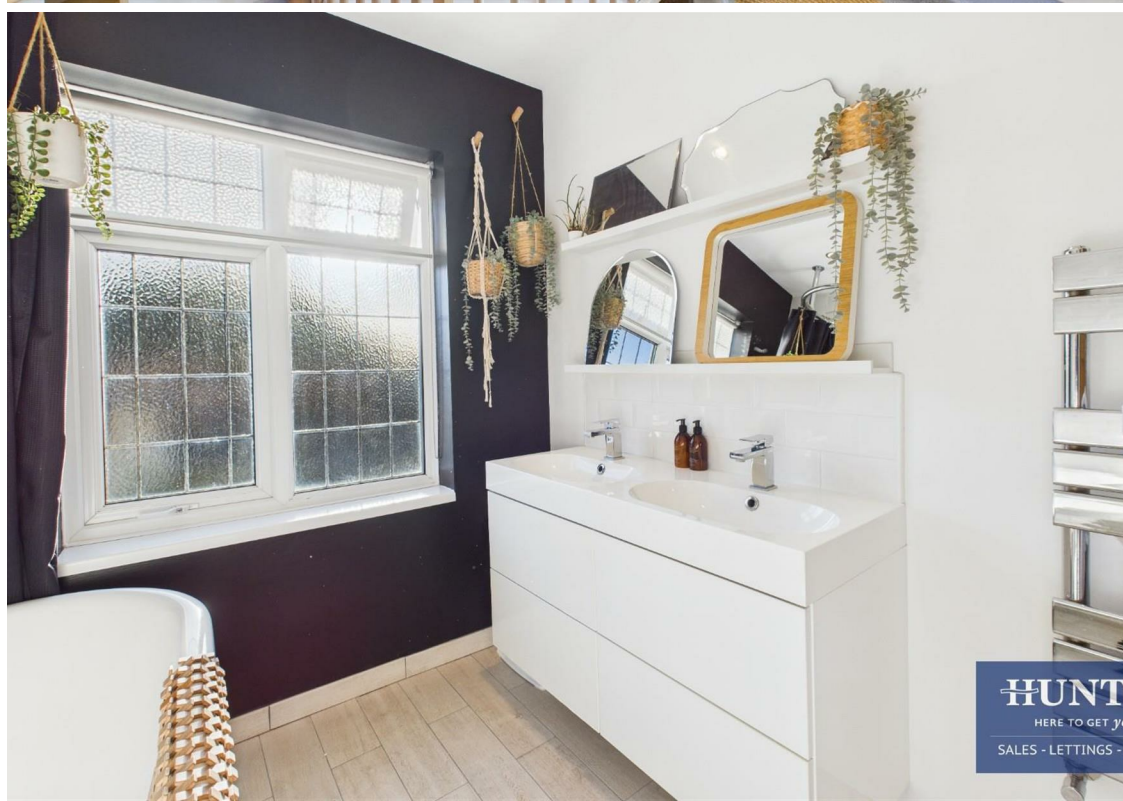
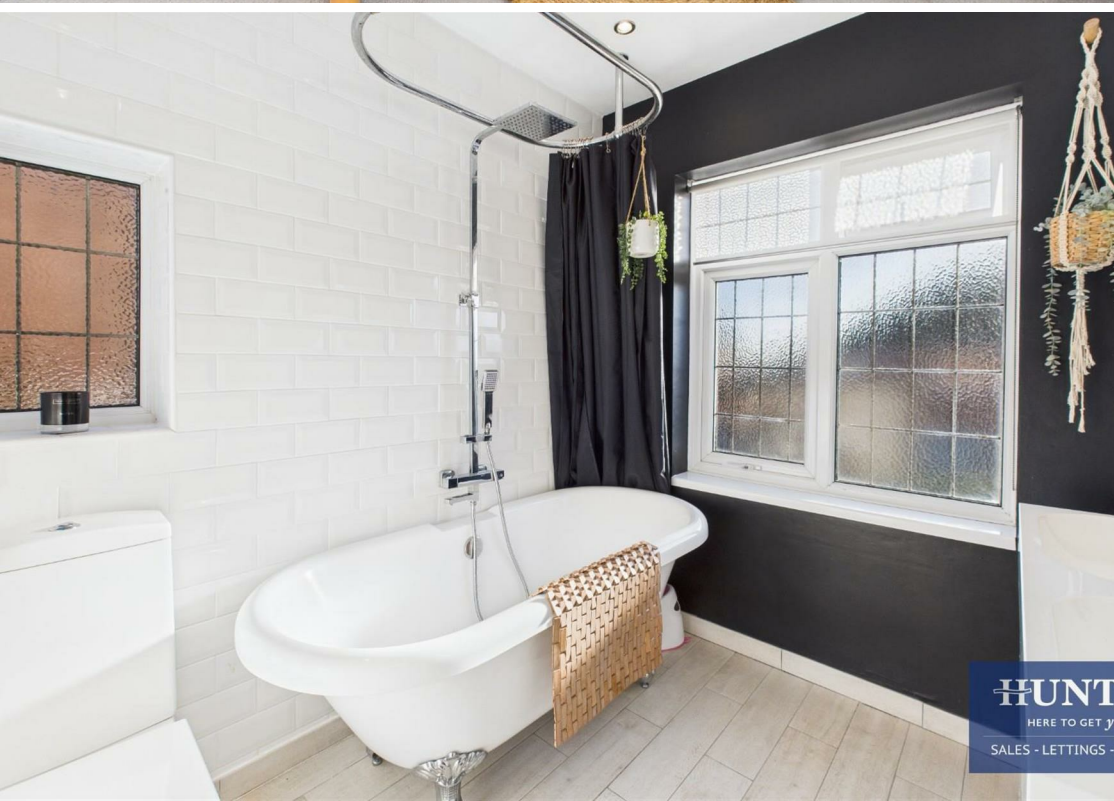
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