Cleveland Road, Barnes, Sunderland, SR4 7JR

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By Auction £88,000

Cleveland Road, Barnes, Sunderland, SR4 7JR

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £88,000 * BIDDING CLOSES (TBC)* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE BEDROOM TERRACE * SPACIOUS THROUGHOUT * REAR YARD * NO ONWARD CHAIN * COUNCIL TAX BAND - B *

Nestled in the sought-after residential area of Cleveland Road, Barnes, Sunderland, this well-presented terraced house offers a delightful blend of modern living and charming original features. Spanning an impressive 1,263 square feet, the property is available for immediate occupancy and is perfect for families or professionals seeking spacious accommodation.

Upon entering, you are greeted by a welcoming hallway that leads to two generous reception rooms, ideal for both relaxation and entertaining. The contemporary kitchen diner is designed for modern living, providing a perfect space for family meals and gatherings.

The first floor boasts three well-proportioned double bedrooms, ensuring ample space for rest and privacy. A family bathroom completes this level, offering convenience for all.

The property also features a rear yard equipped with an electric roller shutter door, providing secure off-road parking for one vehicle. This added benefit is particularly valuable in a bustling area.

Situated close to the city centre, this home enjoys excellent transport links and is surrounded by a host of amenities, making it an ideal choice for those who appreciate both convenience and community.

With no onward chain, this spacious property is a must-view for anyone looking to settle in a vibrant and accessible location.

Viewing comes highly recommended !

We advise that you review the legal pack for this property with your legal adviser, paying particular attention to any special conditions of sale to ensure you are fully informed before the auction date.

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Entry
3'2" x 4'0"

Hallway
25'7" x 6'1"

Living Room
13'2" x 14'0"

Reception Room
16'1" x 12'10"

Kitchen Diner
5'7" x 8'9"

Kitchen
12'0" x 9'1"

Landing 1
3'2" x 6'1"

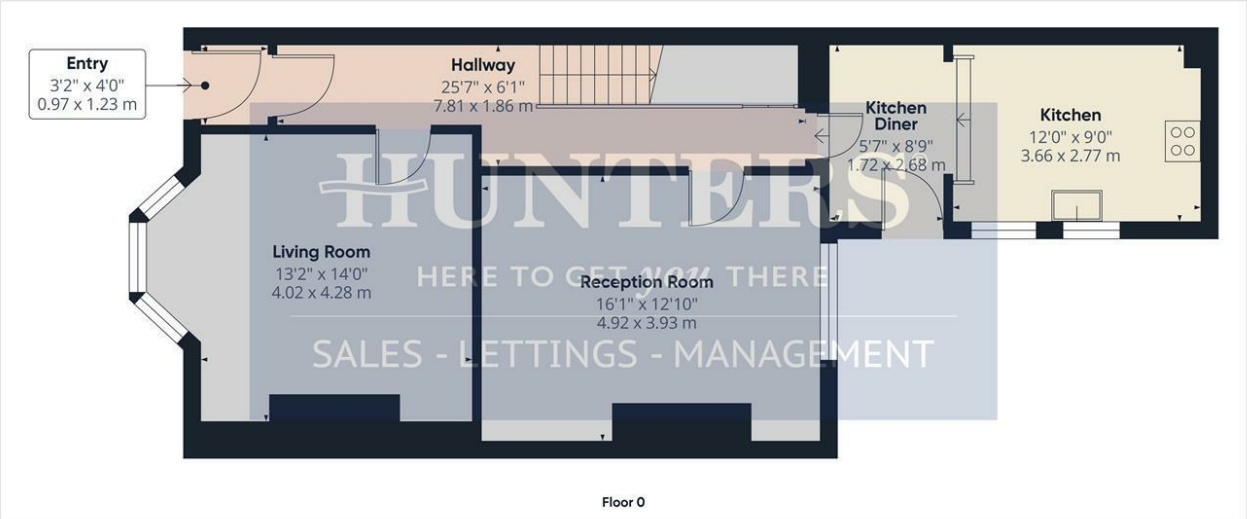
Landing 2
9'0" x 7'0"

Bathroom
6'6" x 8'8"

Bedroom 1
13'4" x 13'5"

Bedroom 2
16'3" x 10'4"

Bedroom 3
12'10" x 6'11"



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SALES - LETTINGS - MANAGEMENT

Approximate total area(1)
1263 ft²
117.2 m²

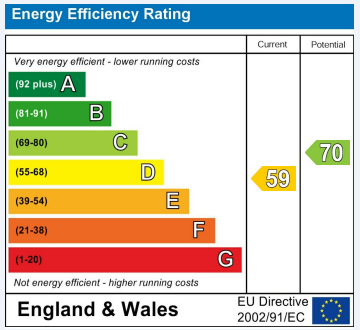
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.

Viewings

Please contact sunderland@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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Tel: 0191 594 7788 Email: sunderland@hunters.com https://www.hunters.com

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