Ormonde Street, High Barnes, Sunderland

£219,950

This exceptional mid terrace house has undergone a significant programme of upgrading and modernisation to provide a truly remarkable home. The sensitive refurbishment has provided many impressive upgrades whilst retaining many attractive character features. Internally the stunning interior is accessed via an entrance vestibule, connecting through to a superb reception hall with a grand staircase to the first floor and a cloakroom/wc. There are two generous reception rooms and a fabulous kitchen / diner, featuring bi-folding doors to the rear courtyard and an excellent range of stylish units, luxury worksurfaces and a selection of integrated appliances. On the first floor there are three bedrooms and a beautiful bathroom/wc. Features of the property include double glazed windows, gas central heating to radiators, an attractive town garden to the front and a generous block-paved courtyard to the rear with a remote control roller shutter access door, providing extensive off street parking. Situated within this highly regarded location, the property is ideally positioned close to local amenities, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. Available with no upper chain involved, viewing is essential to appreciate this sensational home!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door into the entrance lobby.

Entrance Lobby
Storage cupboard and inner wooden glass panelled door to

Reception Hall

Double radiator, stairs to first floor with storage under and storage cupboard.

Lounge 14'4" x 13'3"

Double glazed bay window to the front, double radiator.

Dining Room 12'9" x 13'2"

Double glazed window to the rear and a double radiator.

Open Plan Kitchen/Diner 9'6" x 20'10"

Range of modern wall and base units with countertops over incorporating a 1.5 bowl undermount sink and drainer unit with mixer tap. Integrated oven with electric hobs and extractor hood. Space for a washing machine, tumble dryer and fridge freezer. Bi-folding doors to rear and a radiator.

Cloakroom/WC

Low level WC, wash hand basin set into vanity unit and double glazed window to the rear.

Half Landing
Stairs to first floor landing and a door to the bathroom.

Bathroom

Freestanding bath, low level WC and hand wash basin.

Radiator, LED touch mirror and double glazed window to rear.

First Floor Landing

Double radiator and doors to

Bedroom 1 11'8" x 13'3"

Double glazed window to the front, double radiator and a storage cupboard.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'10" x 13'4"

Double glazed window to the rear, double radiator and a storage cupboard.

Bedroom 3 7'3" x 9'8"

Double glazed window to the rear and a double radiator.

Outside

Attractive garden to the front with lawned, block paved and gravelled areas. Generously sized rear garden, fully block paved with a roller shutter to rear lane offering off street parking.

Tenure FH
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand
The Council Tax is Band B.

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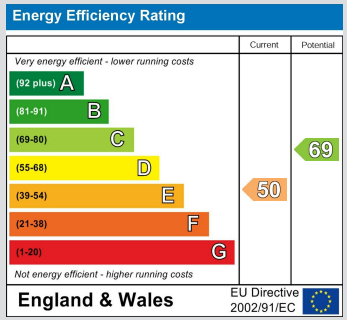
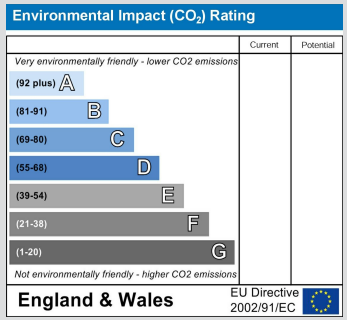
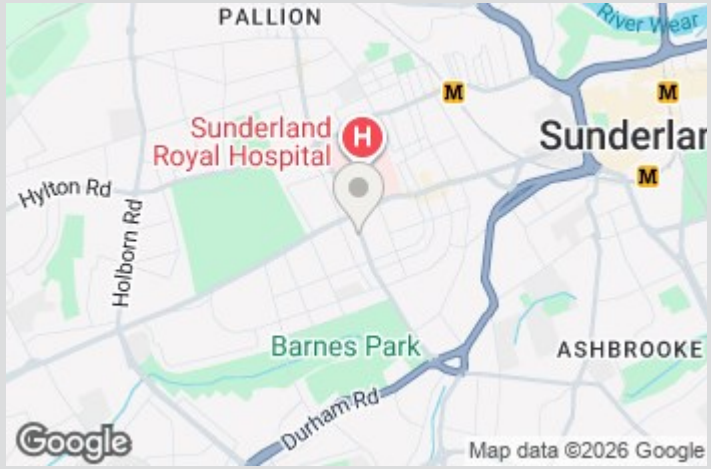
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on .

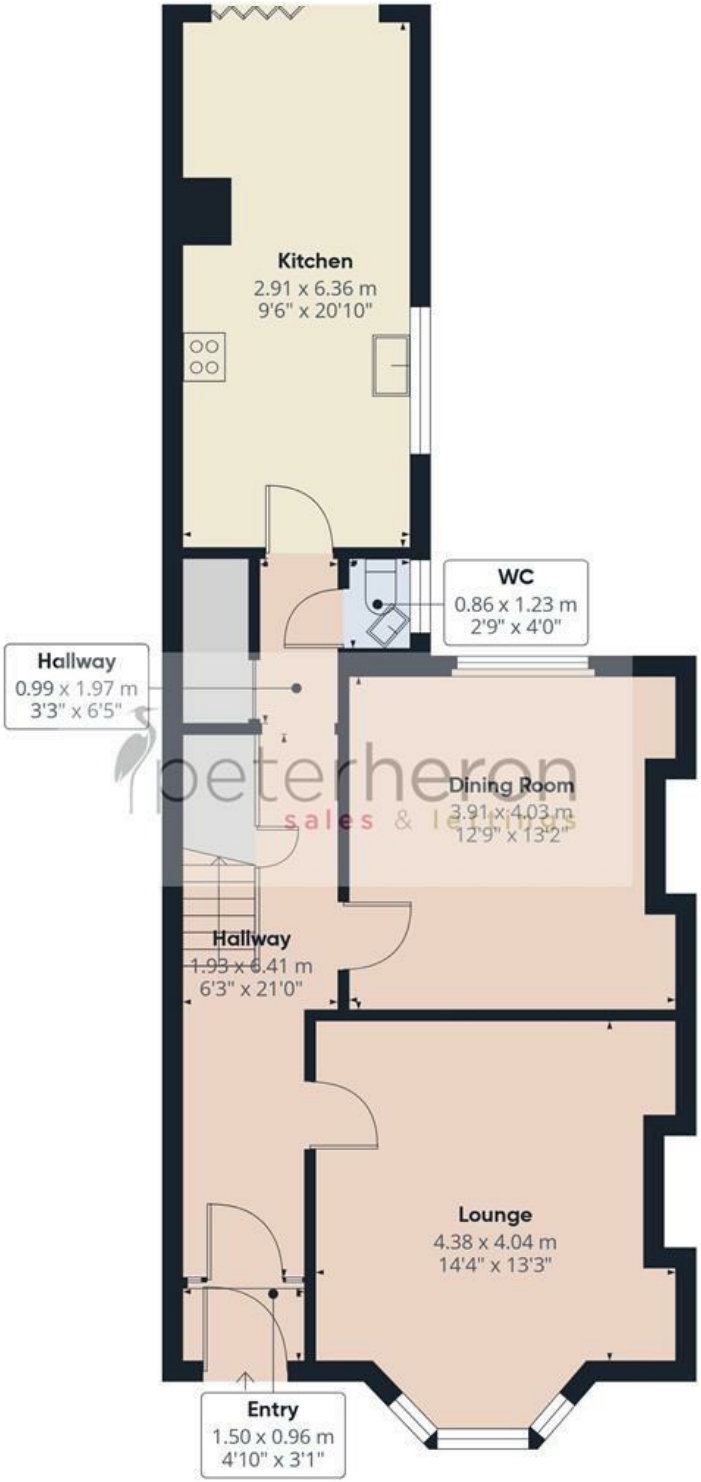
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

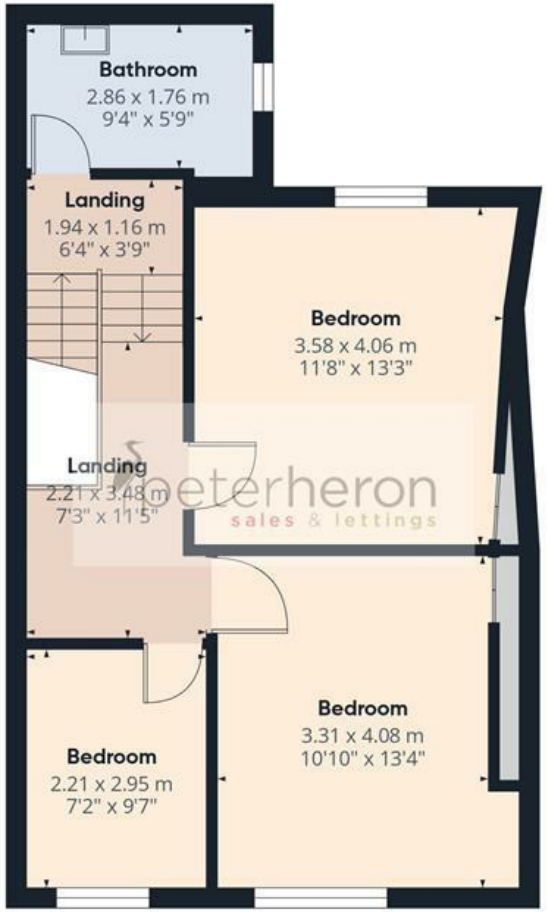








Ground Floor



First Floor

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Approximate total area(1)

121.6 m²

1309 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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