



Yale

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Brierfield Grove, High Barnes, SR4

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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 *

This three-bedroom semi-detached house is offered for sale in Brierfield Grave, 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.

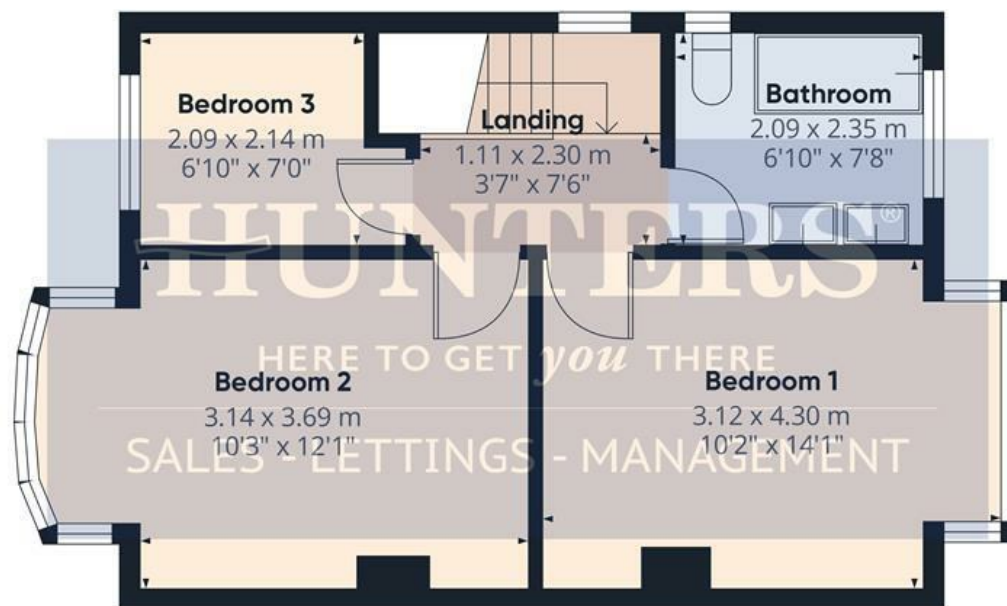
The first floor offers three bedrooms: a master bedroom with large windows, a further double bedroom also with large windows, and a single bedroom suitable for a child, guest room or home office. The family bathroom is fitted with a free-standing bath, double vanity unit and heated towel rail.

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⁽¹⁾

84.2 m²

907 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
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"

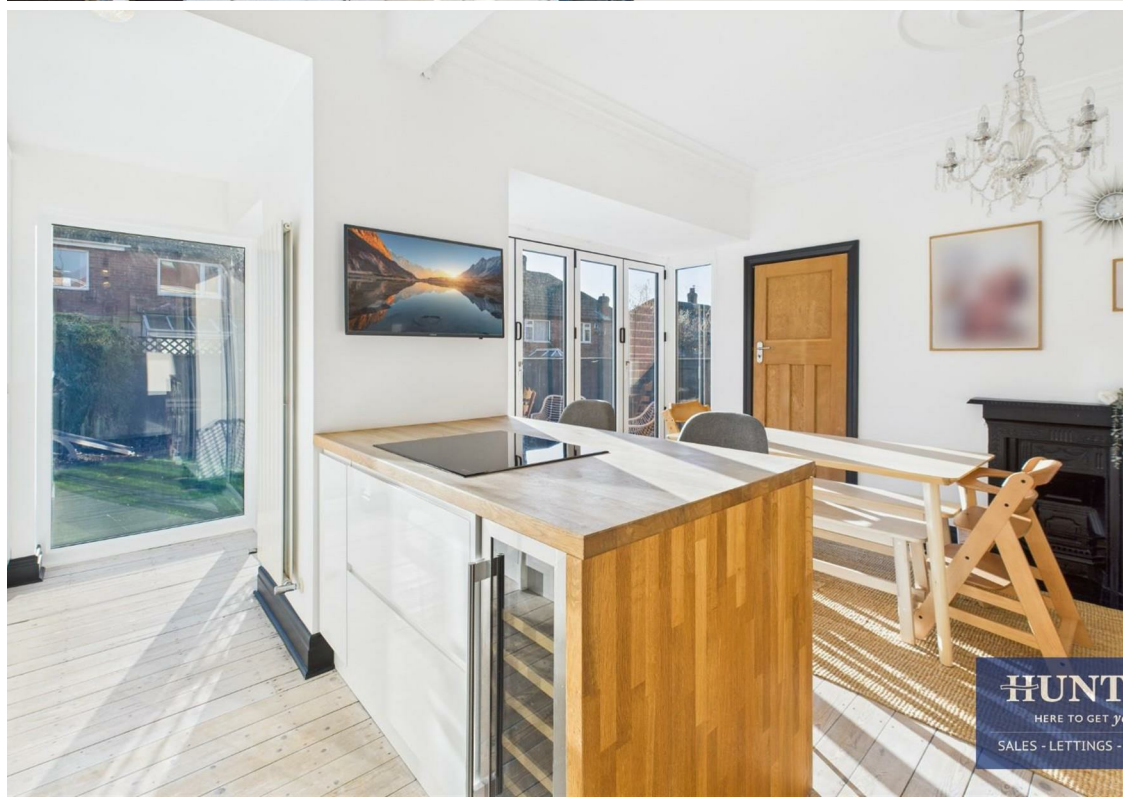
Bedroom 3
6'10" x 7'0"

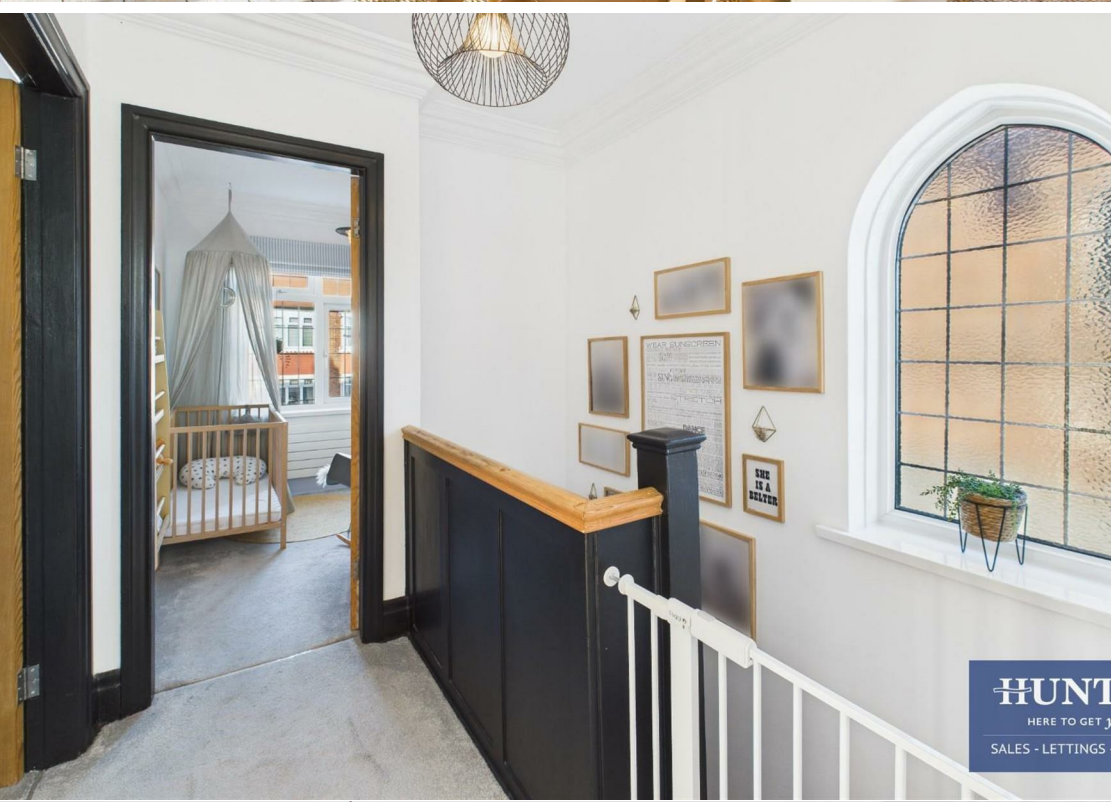
Bathroom
6'10" x 7'8"

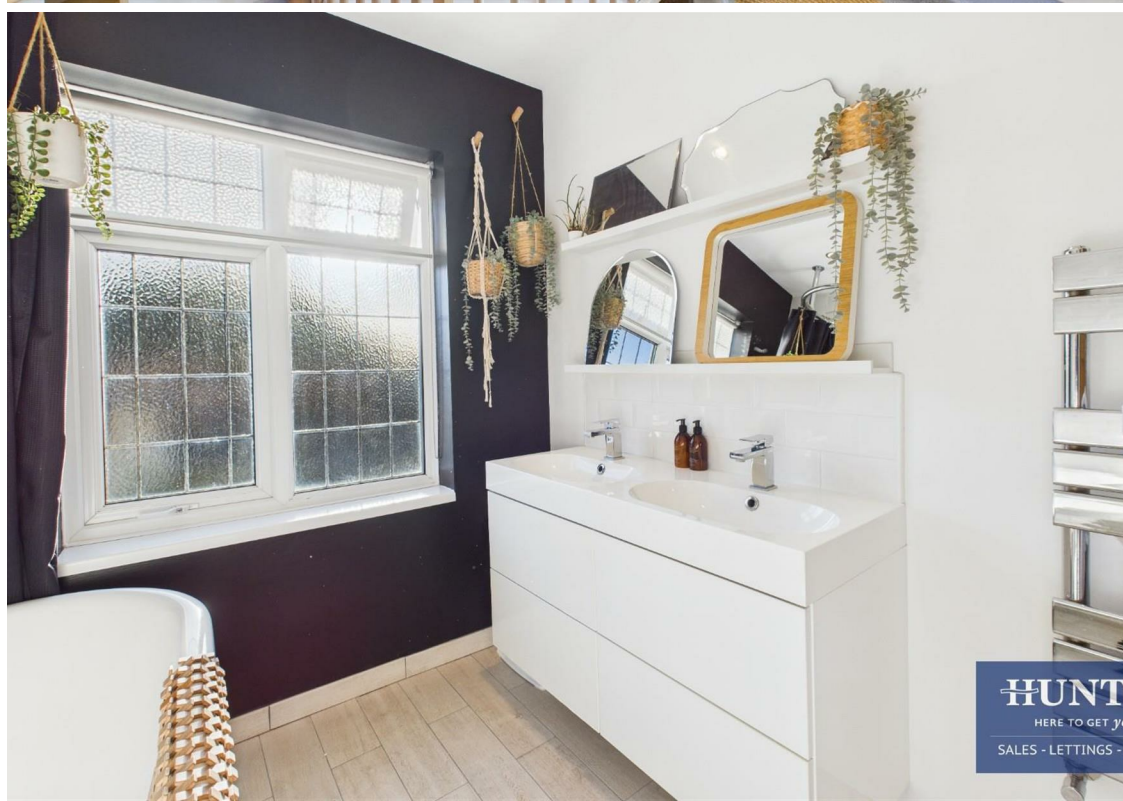
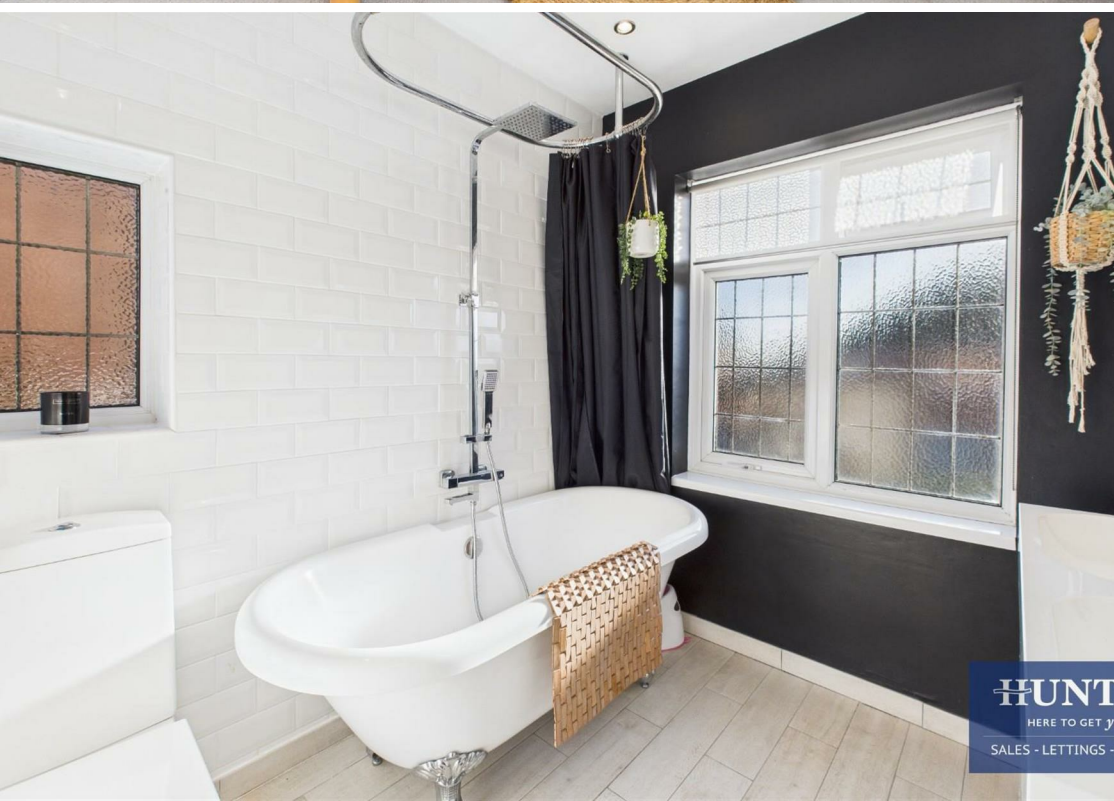
Energy Efficiency Rating

	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	

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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