









An exceptional home, beautifully appointed throughout with many exceptional features and enjoying wonderful open views to the front over Barnes Park. Internally the property is accessed via an entrance vestibule that leads through to an impressive reception hall with attractive staircase to the first floor. There are two generously proportioned reception rooms both with period fireplaces, a fabulous dining kitchen and a useful utility. On the first floor landing there is a striking, feature stained and leaded glass window, three well-proportioned bedrooms and a stunning, luxury family bathroom with a free standing bath and a shower area. Externally to the front of the property there is a lawned garden with a long driveway providing ample off street parking whilst to the rear there is an attractive, well-maintained garden with a lawn, patio areas and established planted borders. The property also features a detached double length garage. This ideal location provides easy access to local amenities, shops and schools as well as to Sunderland Royal Hospital and offers transport links to surrounding areas. We highly recommend arranging a detailed inspection of this outstanding home in order to fully appreciate the space and standard of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a central double glazed door with tall double glazed windows to either side leading to

Entrance Vestibule

Part glazed door with stained glass and lead detailing leading through to

Reception Hall



Impressive spacious hall with staircase leading to first floor and understair storage cupboard, central heating radiator.

Lounge 15'7" into bay x 14'9" into alcove



Double glazed bay window to front with stain and lead glass top lights, central heating radiator and coving to ceiling. Attractive feature period style fireplace with living flame effect gas fire.

Dining Room 14'10" into alcove x 13'5"



Double glazed French door leading out to rear patio area with double glazed windows to either side, central heating radiator, coving to ceiling and period feature fireplace with living flame effect gas fire.

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MAIN ROOMS AND DIMENSIONS

Dining Kitchen 17'1" x 13'3" max measurement into recess



A delightful kitchen fitted with wall and base units with granite worktops and featuring an inset Belfast sink unit, double glazed French door to front with double glazed side lights, double glazed window to rear and access through to utility.

Utility 11'2" x 6'1"

Fitted with a unit providing space for the inclusion of white goods with work surfaces over, double glazed door to patio and double glazed window.

First Floor Landing



Beautiful feature stain and lead glass window to side.

Bedroom 1 15'10" into bay x 14'10" into alcove



Double glazed bay window to front providing superb views over Barnes park and central heating radiator.

Bedroom 2 13'7" x 13'6"



A generous second bedroom with double glazed window to rear, central heating radiator and built in wardrobe.

Bedroom 3 10'5" x 7'6"



Double glazed feature window to front providing views over Barnes park, central heating radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



A stunning and spacious bathroom fitted with a contemporary suite comprising of a low level WC, washbasin set onto a vanity unit, free standing bath and shower area with mains shower over, tiled floor, part tiled walls, central heating radiator and two double glazed windows.

Outside



To the front of the property there is a lawned garden with a long driveway providing ample off street parking whilst to the rear there is a delightful garden laid mainly to lawn with patio areas and established planted borders.

Garage 31'2" x 8'10"

This attached garage is located to the rear of the property accessed via up and over door and with a door to the rear gardens.

Important Notice

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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Important Notice

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Fawcett Street Viewings

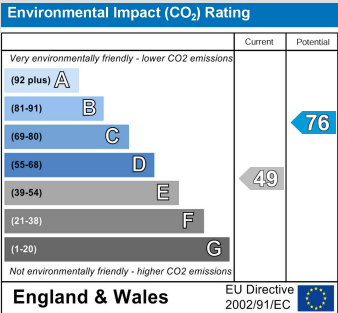
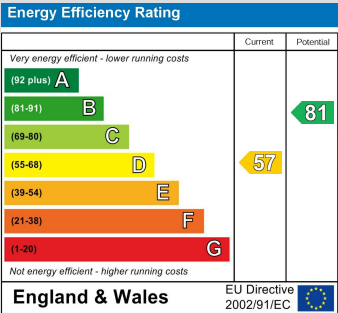
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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