Colchester Terrace, High Barnes, Sunderland

£177,000

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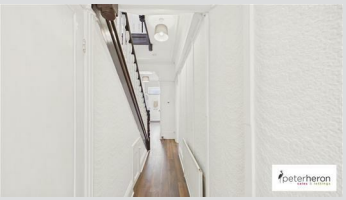
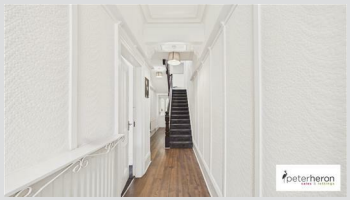
This refurbished and modernised three bedroom mid terrace home provides an impressive standard of accommodation within this sought-after area of High Barnes. Internally the well presented interior on the ground floor includes a reception hall with staircase to the first floor, there are two generous reception rooms, a fabulous contemporary kitchen, a useful utility and a wet room/wc. On the first floor there are three bedrooms and a modern bathroom/wc. Externally there is a town garden to the front, a courtyard to the rear and a garage. This ideal location is close to local amenities, Barnes Park, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. With immediate vacant possession and no upper chain involved, we highly recommend viewing to appreciate this superb home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Reception Hall

Radiator and stairs to first floor.

Lounge 18'10" x 13'6"

Double glazed bay window to front, feature fireplace and radiator.

Dining Room 16'11" x 11'9"

Double glazed window to rear, feature fireplace and radiator.

Kitchen 16'8" x 8'11"

Range of modern wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer taps integrated oven, electric hob and hood, fridge freezer and dishwasher. Radiator, double glazed window to rear and door to utility.

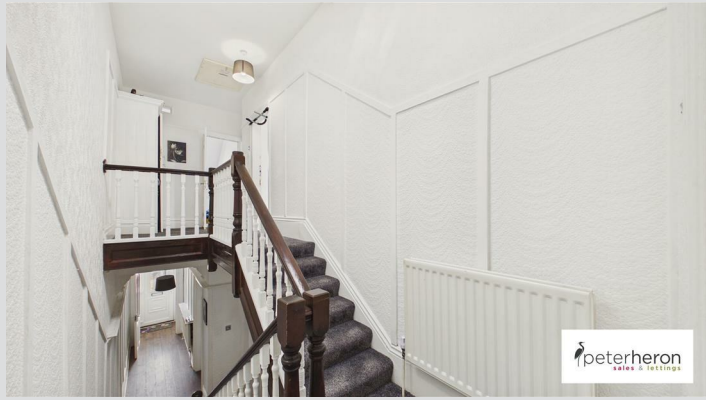
Utility 5'10" x 9'0"

Base units with countertops over providing space for washing machine and tumble dryer. Double glazed window and UPVC door to rear.

Wet Room

Low level, washbasin and shower.

Half Landing

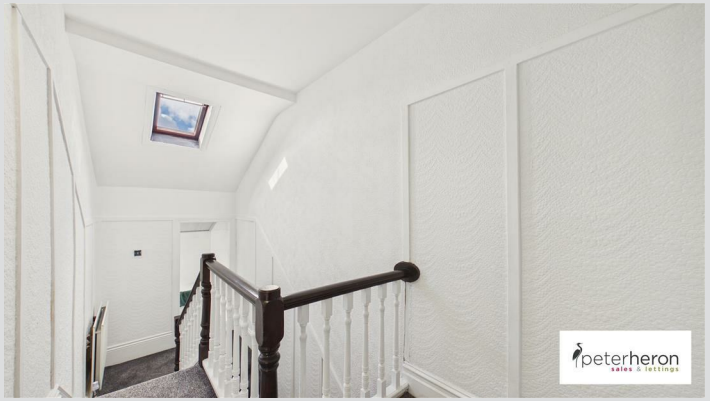


Bathroom

Low level WC, washbasin and bath, double glazed window and radiator.

MAIN ROOMS AND DIMENSIONS

First Floor Landing



Storage cupboard, radiator, Velux window and access point to fully boarded loft.

Bedroom 1 17'0" x 10'5"

Double glazed window to rear, storage cupboard and radiator.

Bedroom 2 14'9" x 9'8"

Double glazed window to front, radiator and storage cupboard.

Bedroom 3 9'6" x 6'7"

Velux window and radiator.

Outside

Rear courtyard with a garage accessed via electric roller shutter.

Garage 16'6" x 8'2"

Council Tax Band
The Council Tax Band is Band B.

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

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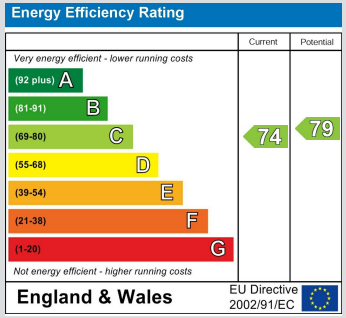
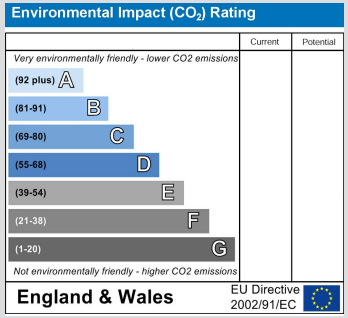
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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

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

MAIN ROOMS AND DIMENSIONS





Ground Floor Building 1

First Floor Building 1

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Approximate total area(1)

125.7 m²

1353 ft²

Reduced headroom

0.5 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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