









We are delighted to bring to the sales market this beautifully presented four-bedroom mid-terrace property, in need of some general updating and modernising, ideally located on the ever-popular Farnham Terrace, High Barnes. The well-appointed accommodation is arranged over three floors and briefly comprises: entrance vestibule, entrance hall, spacious lounge, dining room, and fitted kitchen. To the first floor are three generously sized bedrooms and a family bathroom, while the second floor offers a fourth bedroom (but designed with the potential of being converted into two) ideal as a principal suite, guest room, or home office. The property benefits throughout from UPVC double glazing and gas central heating, with a new boiler installed in 2025, ensuring comfort and efficiency.

Externally, the home features an enclosed courtyard to the front and an enclosed rear yard with garage, providing valuable outdoor space and secure parking/storage. Situated in the sought-after suburb of High Barnes, the property is within walking distance of Barnes Park and is ideally positioned for a range of local amenities. Excellent schools, superb transport links to Sunderland City Centre, and easy access to local road networks further enhance its appeal.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Vestibule

Wooden flooring, timber/glazed door to

### Entrance Hall

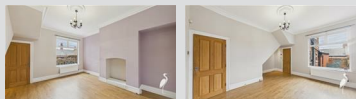
Radiator, wooden flooring and stairs to first floor.

### Lounge 17'3" x 11'7"



UPVC double glazed bay window to front, living flame gas fire with feature surround, decorative ceiling, radiator and wooden flooring.

### Dining Room 16'0" x 10'9"



UPVC double glazed window to rear, radiator and wooden flooring.

### Kitchen 10'4" x 7'8"



Fitted with a range of wall and base units, worktops, inset sink, tiled splashbacks, gas hob, double electric oven, extractor fan, tiled floor, two UPVC double glazed windows to side, UPVC double glazed door leading to outside.

## First Floor Landing



Stairs to second floor.

### Bedroom 1 14'2" x 9'8"



UPVC double glazed window to rear, radiator, wooden flooring, and feature fireplace surround.

### Bedroom 2 15'11" x 8'11"



UPVC double glazed window to front, radiator, wooden flooring and feature fireplace surround.

### Bedroom 3 14'0" x 6'11"



UPVC double glazed window to front, radiator and wooden flooring.

## Bathroom 9'4" x 7'8"



WC, washbasin, free standing bath and shower cubicle, tiled splashbacks, two UPVC double glazed windows to side, radiator.

## Second Floor Landing

### Bedroom 4 23'0" x 15'4"



Two Velux windows and radiator.

## Outside



Enclosed courtyard to the front with pathway leading to front door. To the rear an enclosed yard with decked seating area.

# MAIN ROOMS AND DIMENSIONS

## Garage 23'6 x 8'8



Wall mounted gas central heating combination boiler, worktop and space/plumbing for automatic washing machine.

## Council Tax

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

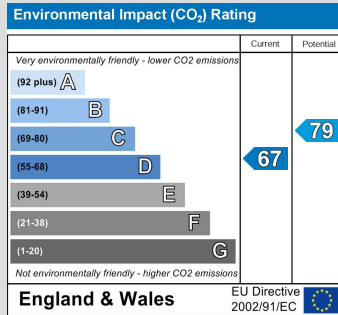
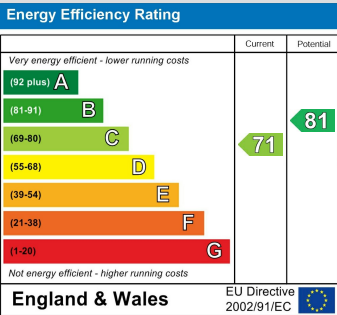
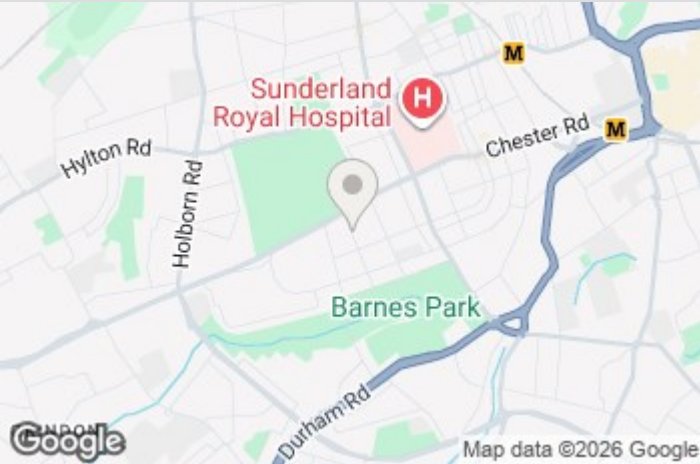
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Ombudsman

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

## Opening Times

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



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Ground Floor



First Floor



Second Floor

Approximate total area<sup>(1)</sup>

138.4 m<sup>2</sup>

1491 ft<sup>2</sup>

Reduced headroom

12.2 m<sup>2</sup>

131 ft<sup>2</sup>

(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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