Kitchener Street, High Barnes, Sunderland

£125,000

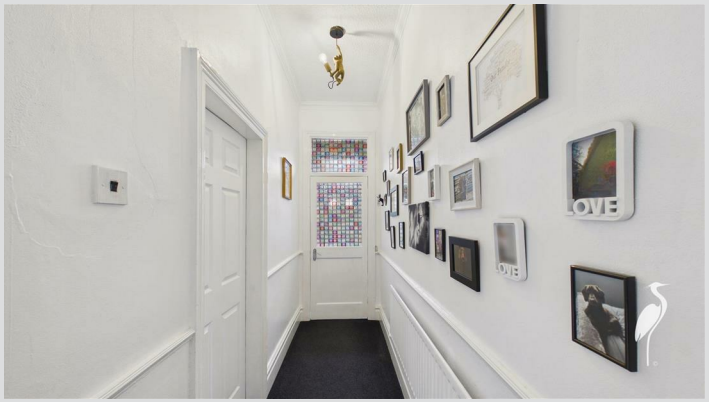
KISS

This beautiful three bedroom mid terraced dormer cottage offers spacious and well presented internal accommodation throughout. The property internally comprises to the ground floor reception hall, lounge, dining room, modern kitchen and contemporary bathroom. To the first floor three bedrooms and externally there is an enclosed courtyard with roller shutter access door. Perfectly located being close to an excellent range of amenities including Barnes Park, Barnes School, Sunderland Royal Hospital and set midway between the A19 and Sunderland City Centre. Benefitting from gas central heating and UPVC double glazing, this superb home is sure to impress all upon inspection and should be viewed as a matter of urgency.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door with inner wooden glass panelled door to

Reception Hall



Radiator. Doors to the lounge and dining room.

Lounge 13'4" x 13'11"

Double glazed window to the front and radiator.

Dining Room 12'10" x 11'10"

Double glazed window to the rear, stairs to the first floor with storage under, alcoves with built in storage and double radiator. Door to kitchen.

Kitchen 11'11" x 5'11"

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and extractor hood. Space provided for a fridge freezer and washing machine. Double glazed window and UPVC door to rear. Radiator. Door to bathroom.

Bathroom

Low level WC, wash hand basin, bath with dual head water fall shower, radiator and double glazed window to the rear.

First Floor Landing

Bedroom 1 11'1" x 11'2"

Double glazed window to the rear and radiator.

Bedroom 2 11'1" x 8'3"

Double glazed window to the front and radiator.

Bedroom 3 8'3" x 5'8"

Double glazed window to the front and radiator.

Outside

Enclosed courtyard with roller shutter access to rear lane.

MAIN ROOMS AND DIMENSIONS

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 A.

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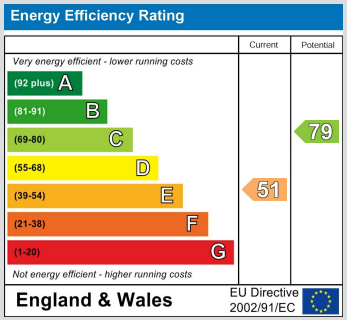
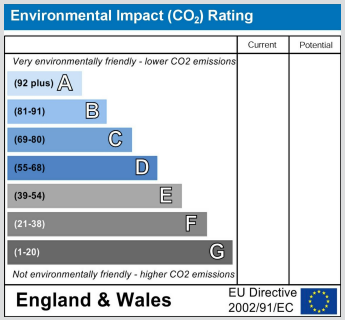
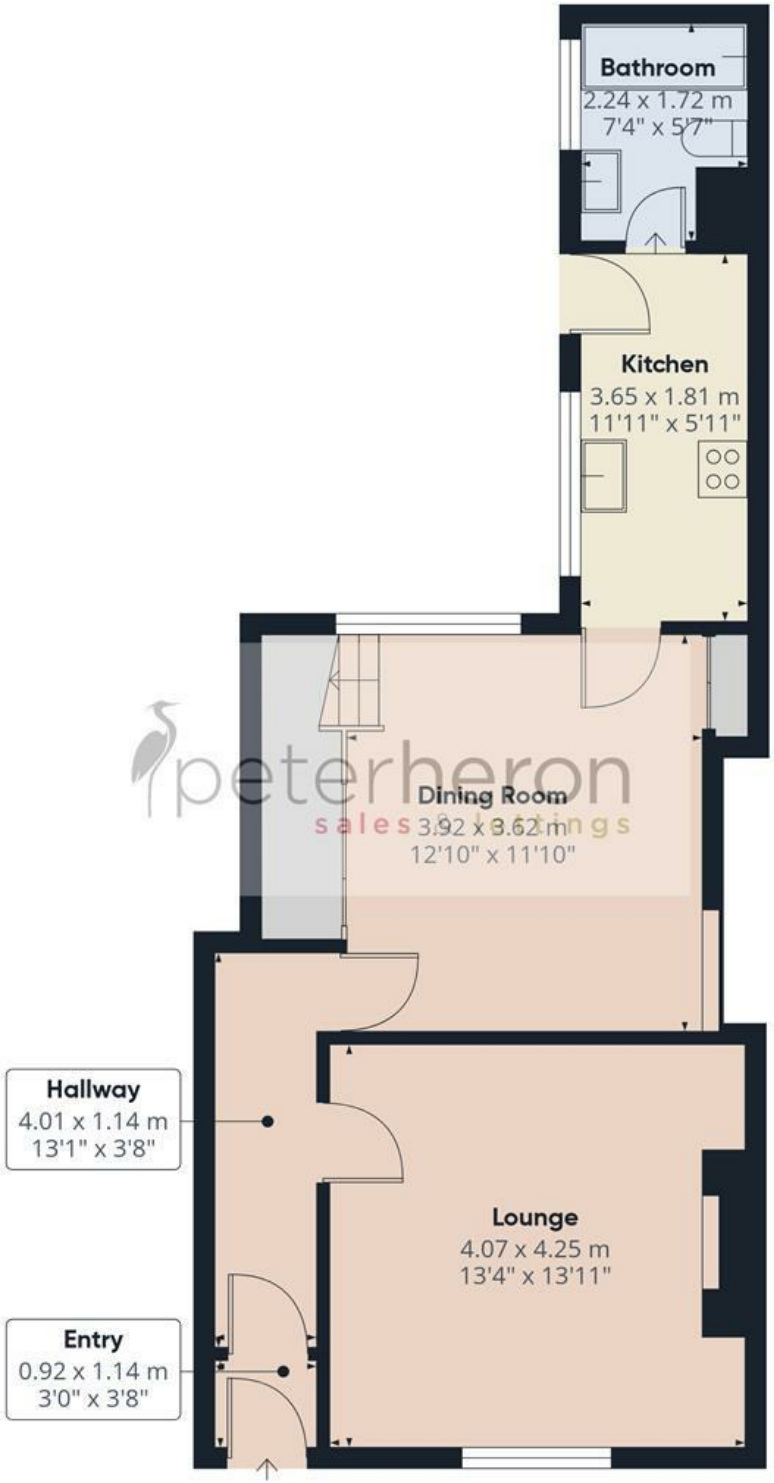
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

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)

77.5 m²

834 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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