

Hipsburn Drive, Barnes, Sunderland

£275,000











An extended three double bedroom semi-detached house, ideally positioned within this ever-popular residential area. Internally the well-proportioned accommodation includes a hall with a cloakroom/wc and a staircase to the first floor and there is a lounge opening through to a dining room with glazed sliding doors to a conservatory. There is an impressive, modern fitted breakfasting kitchen, completing the ground floor. To the first floor there is a principle bedroom with fitted wardrobes and a contemporary en-suite shower room/wc, two further double bedrooms and modern family bathroom/WC. From the first floor landing there are fixed stairs leading up to an excellent loft space, floored, boarded out with sky light windows. Externally there is a block-paved driveway to the front and a delightful garden to the rear. The former garage has been divided into two useful storage spaces. This convenient location provides ideal access to a range of local amenities, shops and schools, as well as offering transport links to surrounding areas. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Hall




Radiator, storage cupboard and stairs to first floor.

Lounge





Double glazed bay window to front, radiator and electric fireplace. Open plan into dining room.

Dining Room





Radiator, alcoves with built in storage and shelving and UPVC double glazed sliding patio door to conservatory.

Conservatory




Double glazed windows and UPVC patio doors to rear. Electric heater.

Breakfasting Kitchen






Range of modern wall and base units with wooden countertops effect countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for a fridge freezer, washing machine, tumble dryer and dishwasher. Double glazed window and UPVC door to rear garden. Door to garage.

Cloakroom/WC



Low level wc and washbasin.

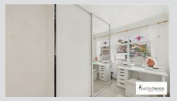
First Floor Landing



Stairs to loft space.

Bedroom 1






Two double glazed windows to front, three radiators and built in mirrored fronted sliding door wardrobes. Door to en suite.

En-Suite Shower Room




Walk in dual head waterfall shower, low level wc and wash basin set into vanity unit. Heated towel rail and double glazed window to rear.

MAIN ROOMS AND DIMENSIONS

Bedroom 2



Double glazed bay window to front, radiator and built in wardrobes.

Bedroom 3



Double glazed window to rear, radiator and built in mirrored fronted sliding door wardrobes.

Bathroom



Bath with shower over, low level wc and wash basin set into vanity unit. Chrome heated towel rail and double glazed window to rear.

Loft Space



Velux window, radiator and built in storage.

Outside



Block paved area to the front with driveway providing off street parking and integral garage, whilst to the rear there a delightful garden with patio and decking areas.

Garage
Separated into 2 parts with a floored room featuring wall units providing storage and a separate section with electric roller shutter to front.

Council Tax Band
The Council Tax Band is Band C.

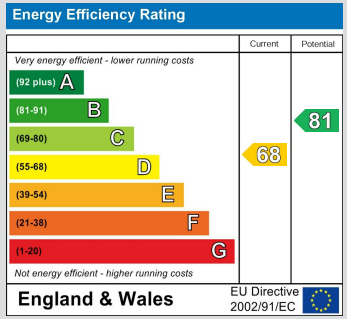
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We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

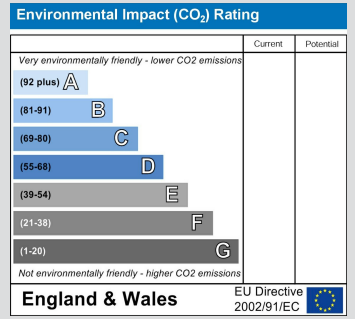
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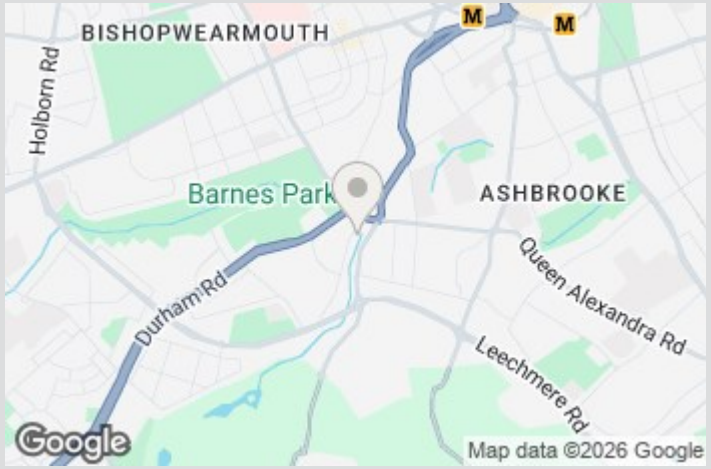
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Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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MAIN ROOMS AND DIMENSIONS





Ground Floor



First Floor



Second Floor



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Approximate total area(1)

147.3 m²

1583 ft²

Reduced headroom

7.5 m²

81 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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