Farnham Terrace, High Barnes, Sunderland

£195,000

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

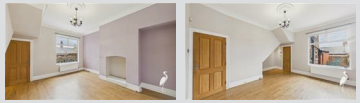
Entrance Vestibule
Wooden flooring, timber/glazed door to

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"

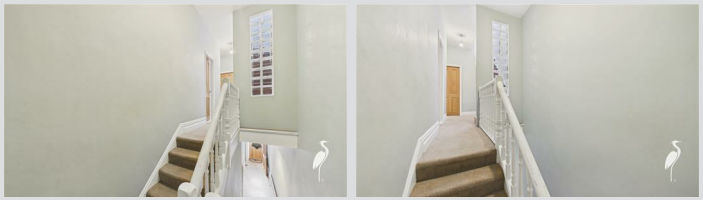


UPVC double glazed window to rear, radiator and wooden flooring.

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

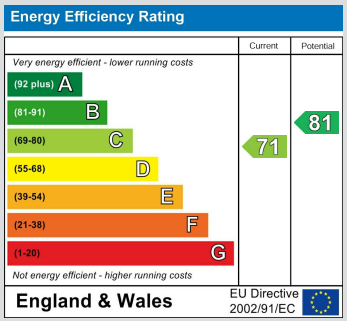
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

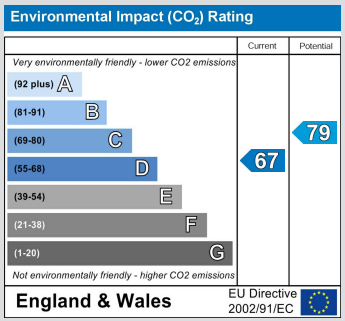
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

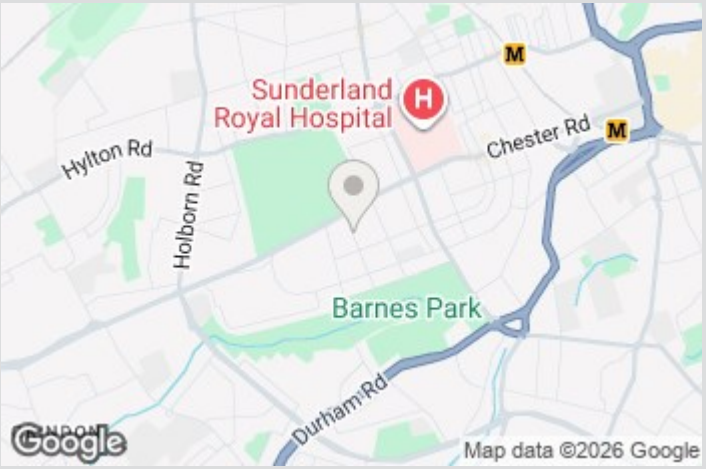
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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







Ground Floor

First Floor

Second Floor

N E S W

peterheron sales & lettings

Approximate total area(1)

138.4 m²

1491 ft²

Reduced headroom

12.2 m²

131 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.

GIRAFFE360