



Ewesley Road, High Barnes, Sunderland

£269,950







A substantial mid terrace house, providing generously proportioned accommodation over three floors, on the highly regarded Ewesley Road in High Barnes. Internally the accommodation on the ground floor includes an entrance vestibule, a reception hall with staircase to the first floor. There are two main spacious reception rooms and a kitchen that connects through to a versatile room that would be ideal as a breakfast room or family room. To the first floor there are two generous double bedrooms, one connecting through to a dressing room (former additional bedroom), a separate wc and a large family bathroom/wc with a walk in shower and Jacuzzi bath. On the top floor there is substantial double bedroom with walk in wardrobe. Externally there is a town garden to the front and a block-paved courtyard to the rear with a roller shutter access door, providing off street parking, if required. This ideal location is close to local amenities, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are transport connections to surrounding areas. We highly advise early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Lobby

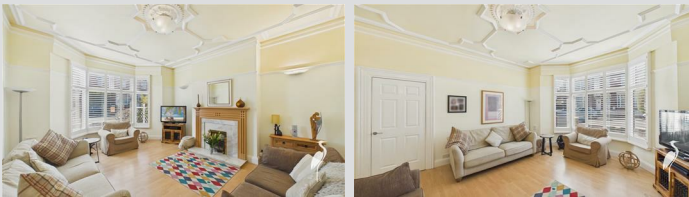
Storage cupboard and inner door to hall.

Reception Hall



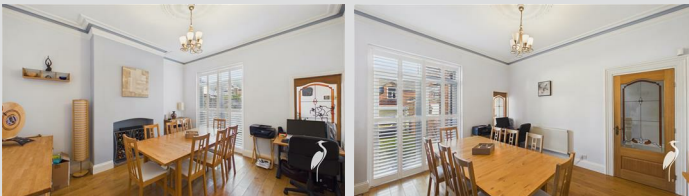
Double radiator and radiator. Stairs to first floor with storage under.

Lounge 14'9" x 17'7"



Double glazed bay window to front, feature fireplace and 2x radiators.

Dining Room 12'6" x 14'5"



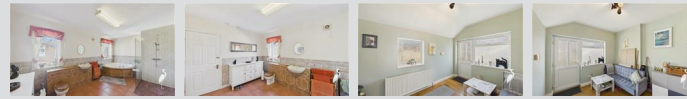
UPVC double glazed French patio doors to rear, radiator and stained glass window.

Kitchen 10'1" x 14'2"



Range of wall and bar unit with countertops over incorporating a single bowl sink and drainer with mixer tap. Five burner Range style cooker. Space provided for washing machine, tumble dryer, fridge freezer and dishwasher. Large pantry cupboard and double glazed window to rear. Opening into breakfast room.

Breakfast Room 10'0" x 12'0"



2x double glazed windows and UPVC door to rear. Storage cupboard and double radiator.

Half Landing

Bathroom 9'8" x 16'7"



Low level WC and washbasin set into vanity unit, luxury corner Jacuzzi bath and walk in shower, radiator and 2x double glazed windows.

Separate WC



Low level WC, double glazed window.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Skylight, built in storage and stairs to second floor.

Bedroom 2 10'11" x 14'11"



Double glazed window to front, double radiator and built in wardrobes and storage. Archway into dressing area.

Dressing Area 6'7" x 11'3"



Double glazed window to front and built in storage.

Bedroom 3 12'7" x 14'6"



Double glazed window to rear, radiator and built in storage and shelving.

Second Floor Landing

Storage cupboard.

Bedroom 1 11'4" x 9'1" plus 11'3" x 9'1"



2x skylight windows, built in wardrobes and drawers, and 2x radiators.

Store/Walk in Wardrobe 6'0" x 6'2"



Outside



Low maintenance rear courtyard with electric roller shutter door providing off street parking. Town garden to the front.

Council Tax Band

The Council Tax Band is Band C.

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

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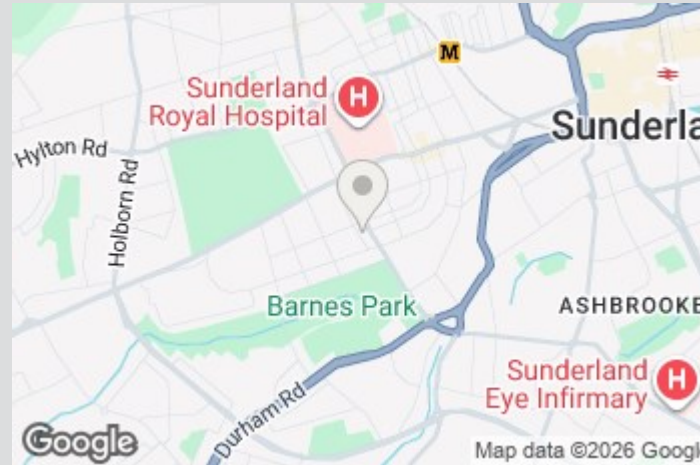
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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

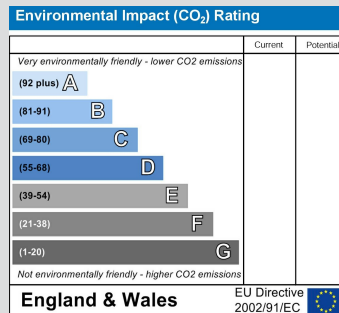
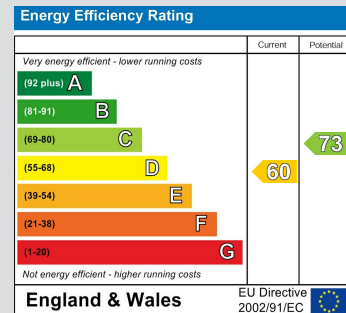
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

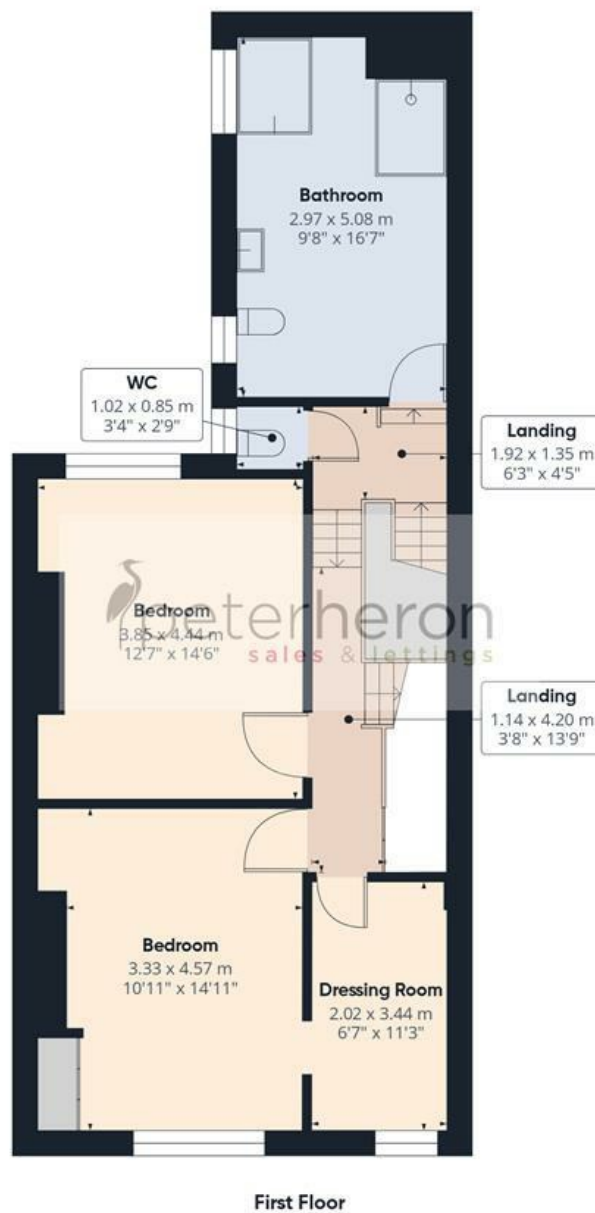
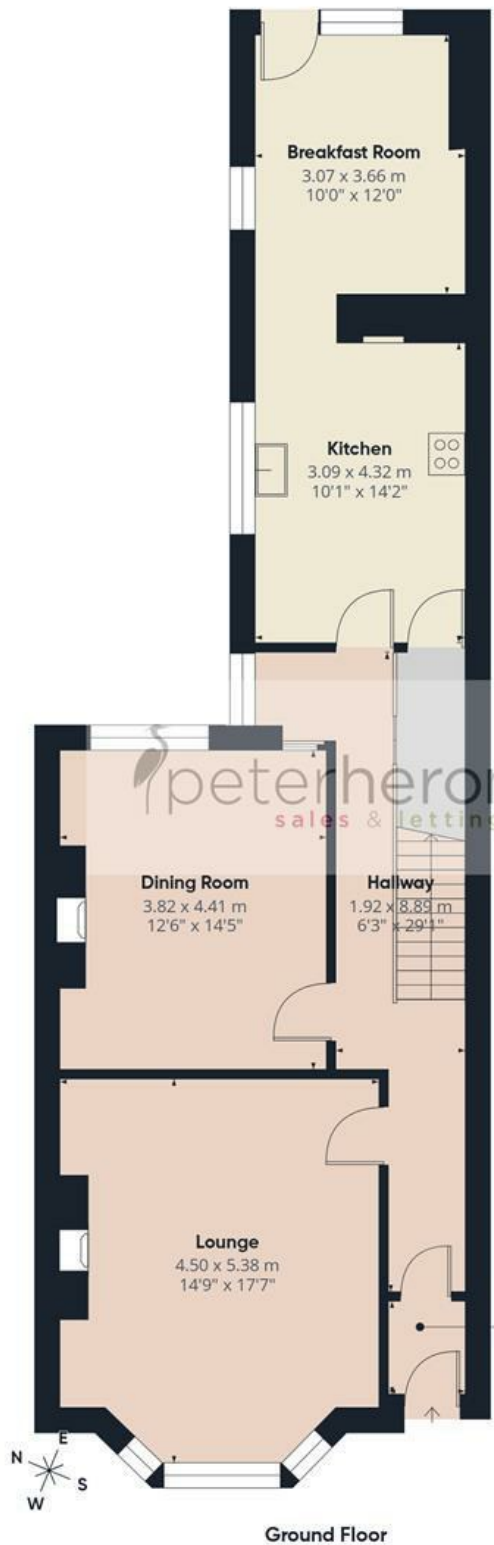
Ombudsman

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Approximate total area⁽¹⁾

170.4 m²

1835 ft²

Reduced headroom

4.9 m²

53 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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