Medway Gardens, High Barnes, Sunderland

Offers over £199,950

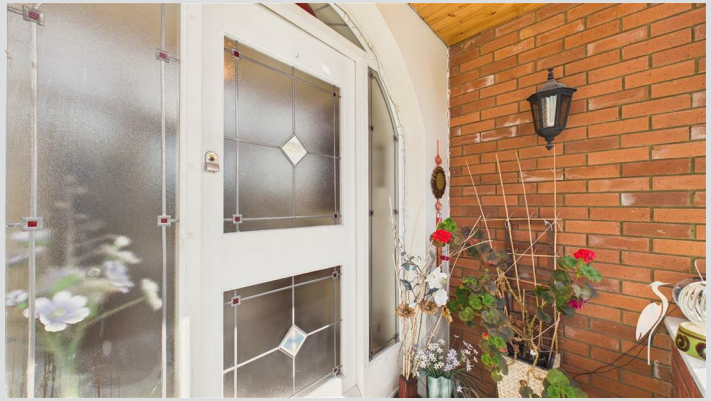
Noaraze

This three bedroom semi-detached house occupies a superb corner plot within this highly sought-after area of High Barnes. Internally the accommodation briefly includes to the ground floor of a hall with staircase to the first floor, lounge through dining room and a kitchen whilst to the first floor there are three bedrooms and a family bathroom/wc, incorporating a shower cubicle. Externally there is a block-paved driveway providing off street parking and access to the attached single garage, along with delightful gardens to the front, side and rear, laid mainly to lawn. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. With no upper chain involved, early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Entrance Porch



Double glazed windows to front and inner door to hall.

Reception Hall

Stairs to first floor with storage under.

Open Plan Lounge/Dining Room 25'8" x 12'5"

Double glazed bay window to front and electric fire. Open plan into dining room.

Dining Room

Double glazed window to rear.

Kitchen 8'3" x 14'4"

Range of wall and base units with countertops over incorporating a double bowl sink and drainer. Integrated double oven with 5 burner electric hobs and extractor. Space for a fridge freezer, washing machine and tumble dryer. Storage cupboard. Double glazed window and door to rear.

First Floor Landing

Double glazed window to side.

Bedroom 1 13'10" x 10'11"

Double glazed bay window to front and built in mirrored fronted wardrobes.

Bedroom 2 11'2" x 10'11"

Double glazed window to rear and built in wardrobes.

Bedroom 3 6'0" x 7'9"

Double glazed window to front and built in wardrobes.

MAIN ROOMS AND DIMENSIONS

Bathroom

Low level WC, washbasin, bath and shower cubicle, storage cupboard and double glazed window.

Outside

Deceptively spacious rear garden with lawned and paved areas benefitting from a large shed. Attractive front garden with lawned area and a block paved driveway providing off street parking.

Garage
Access via up and over door. Double glazed window and UPVC door to garden.

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.

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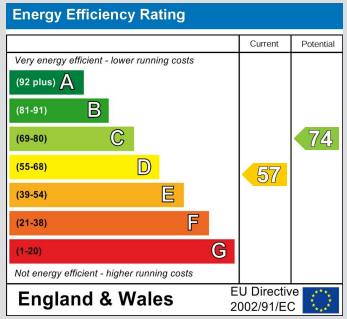
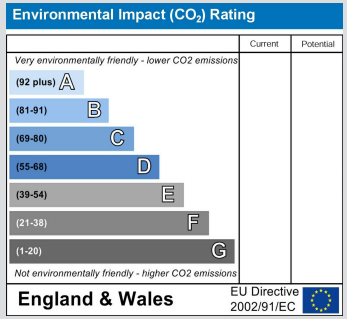
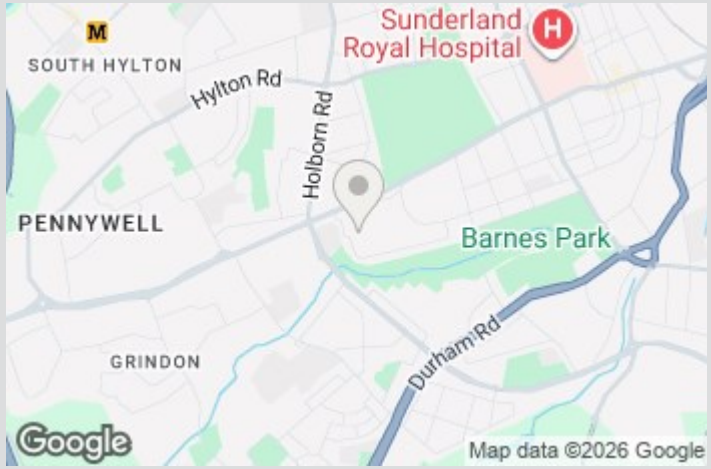
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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

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







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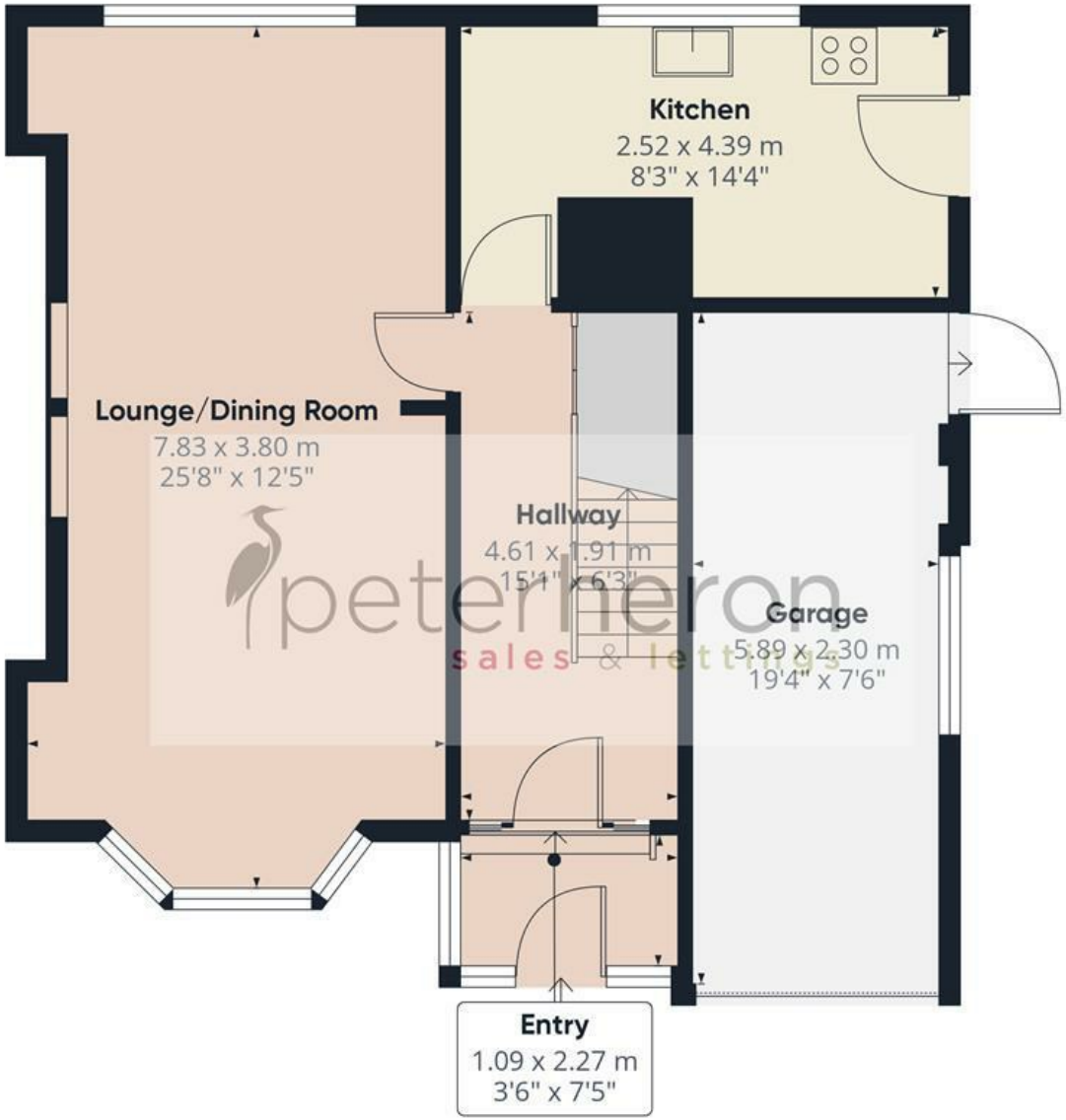
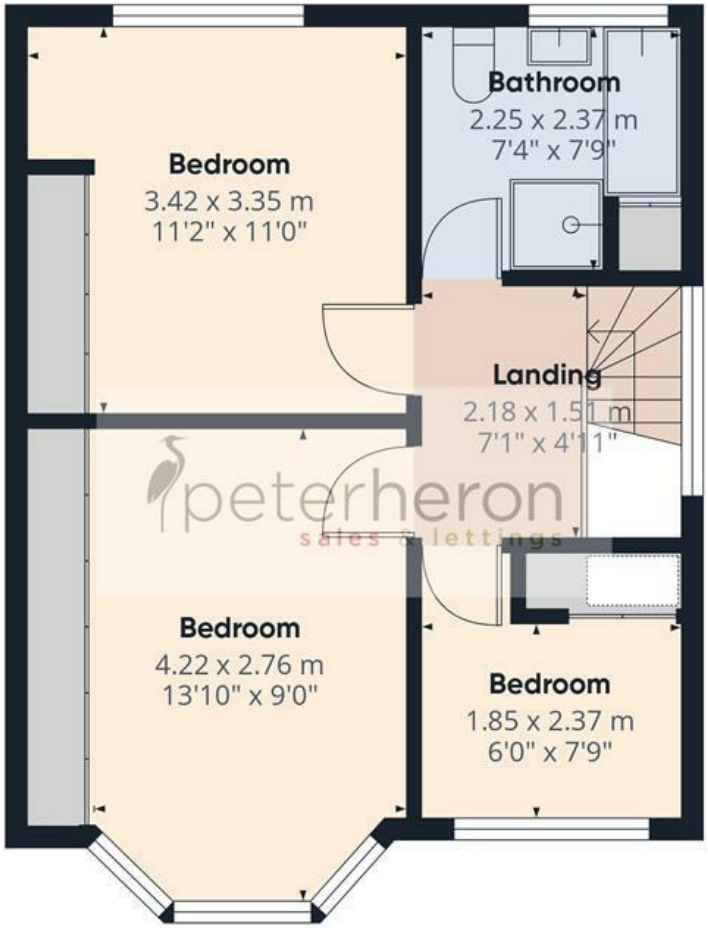


Ground Floor



First Floor

Approximate total area(1)

102.5 m²

1104 ft²

(1) Excluding balconies and terraces

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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