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General Graham Street, High Barnes, Sunderland

£159,950







This stunning four bedroom mid terrace cottage provides an exceptional standard of deceptively spacious accommodation, laid out over two floors within this ever popular area of High Barnes. Internally the beautifully appointed interior includes to the ground floor of a hall, a superb lounge with a bay window and wood burning stove, that connects through to a dining room. There is a fabulous fitted kitchen and an impressive bathroom/wc, featuring a walk in shower. Completing the ground floor are two bedrooms whilst to the first floor, there are two further bedrooms. Externally there is a small forecourt area to the front and to the rear a pleasant courtyard. This convenient location provides easy access to local shops, Sunderland Royal Hospital, Barnes Park, Sunderland University, Sunderland City Centre and there are excellent connections to major road links including the A19. Benefits of the property include UPVC glazing and gas central heating to radiators. We highly advise viewing, to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door.

Entrance Lobby

Inner door to hall.

Entrance Hall

Lounge 12'7" x 12'9"



Double glazed bay window to front elevation, double radiator and bricked feature wall with wood burning stove. Opening into dining room.

Dining Room 12'7" x 12'8"



Double glazed window to rear and radiator. Door leading to first floor and door to kitchen.

Kitchen 14'1" x 8'1"



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl and drainer unit with mixer tap. Integrated oven, 5 burner gas hob and cooker hood. Space for a fridge freezer and washing machine. Double glazed window and UPVC door to rear and radiator. Door to bathroom.

Bathroom 12'0" x 7'11"



Low level WC and washbasin set into vanity unit, bath and dual head waterfall shower, double glazed window to rear and radiator.

Bedroom 1 12'8" x 8'2"



Double glazed window to rear, radiator and storage cupboard.

Bedroom 4 12'6" x 6'11"

Double glazed window to front and radiator.

First Floor Landing



Bedroom 2 21'5" x 12'10"



2x Velux windows and radiator.

Bedroom 3 21'7" x 8'0"



2x Velux windows and radiator.

Outside



Low maintenance rear courtyard with a decked area and electric roller shutter to rear providing off street parking.

Council Tax Band

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

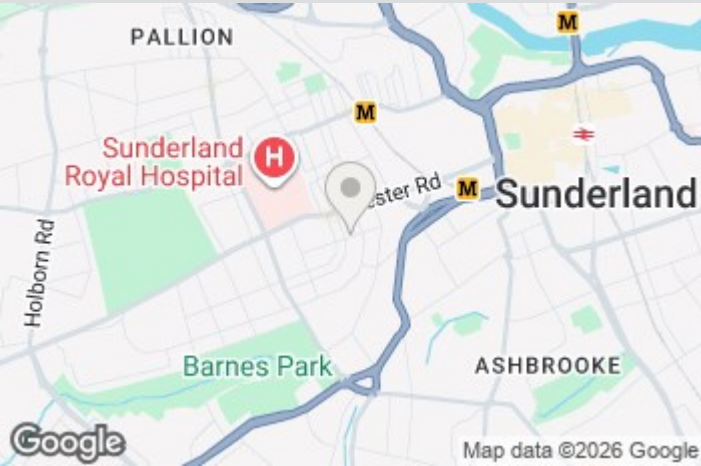
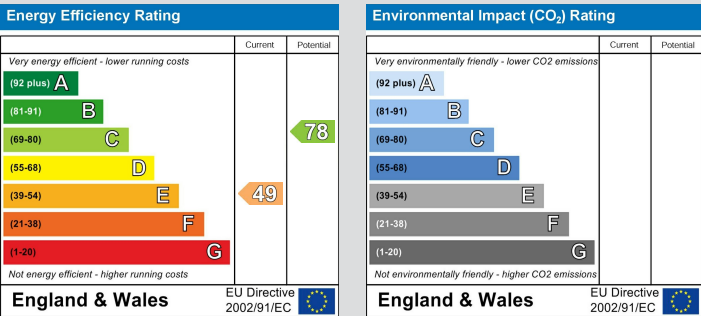
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Approximate total area⁽¹⁾

116.9 m²

1260 ft²

Reduced headroom

22.4 m²

241 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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