

Sydenham Terrace, High Barnes, Sunderland £155,000


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A superb three bedroom, two reception room mid terrace home providing spacious accommodation, ideally situated within this popular area of High Barnes. The beautifully presented internal accommodation on the ground floor includes an entrance lobby, hall, lounge, dining room and modern kitchen. To the first floor there are three bedrooms and an impressive contemporary bathroom/wc. Externally there is a forecourt area to the front and to the rear an enclosed 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. Available with no upward, early viewing is highly recommended to appreciate this fine home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Lobby
Storage cupboard and inner wooden glass panelled door to hall.

Reception Hall





Stairs to first floor with storage under and radiator.

Lounge 12'4" x 15'1"



Double glazed bay window to front, radiator and feature fireplace.

Dining Room 10'3" x 12'8"



Double glazed window to rear, radiator, feature fireplace and storage cupboard.

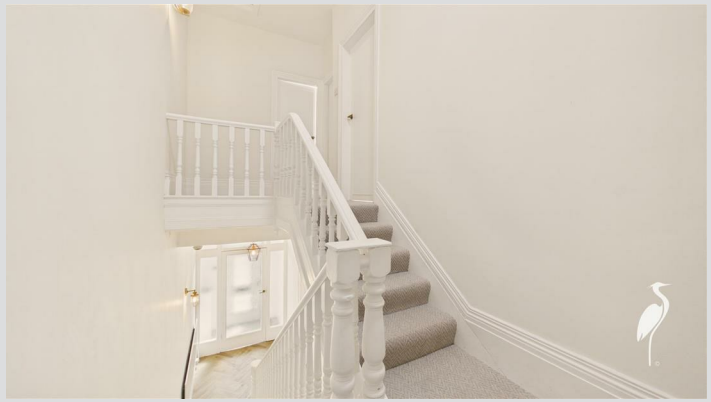
Kitchen 6'2" x 14'8"





Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Oven with gas hob and hood. Space for a fridge freezer and washing machine. Radiator, double glazed window to rear and UPVC door to garden.

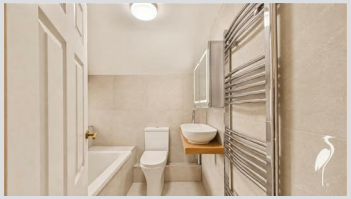
Half Landing



Stairs to first floor landing and door to bathroom.

MAIN ROOMS AND DIMENSIONS

Bathroom

Bath with dual head waterfall shower over, low level wc and hand wash basin set into floating wooden shelf. LED touch operated mirror, chrome heated towel rail and double glazed window to side.

First Floor Landing
Access point to loft.

Bedroom 1 10'6" x 12'9"



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

Bedroom 2 11'1" x 12'8"



Double glazed window to rear, radiator and storage cupboard.

Bedroom 3 6'7" x 9'2"



Double glazed window to front and radiator.

Outside



Low maintenance courtyard to rear with wooden gate to access back lane.

Outhouse
Single glazed window and wooden door to rear garden.

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.

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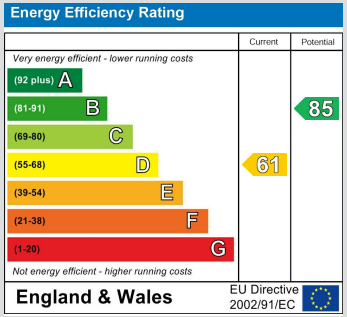
MAIN ROOMS AND DIMENSIONS

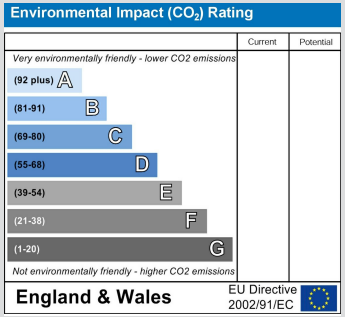
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To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

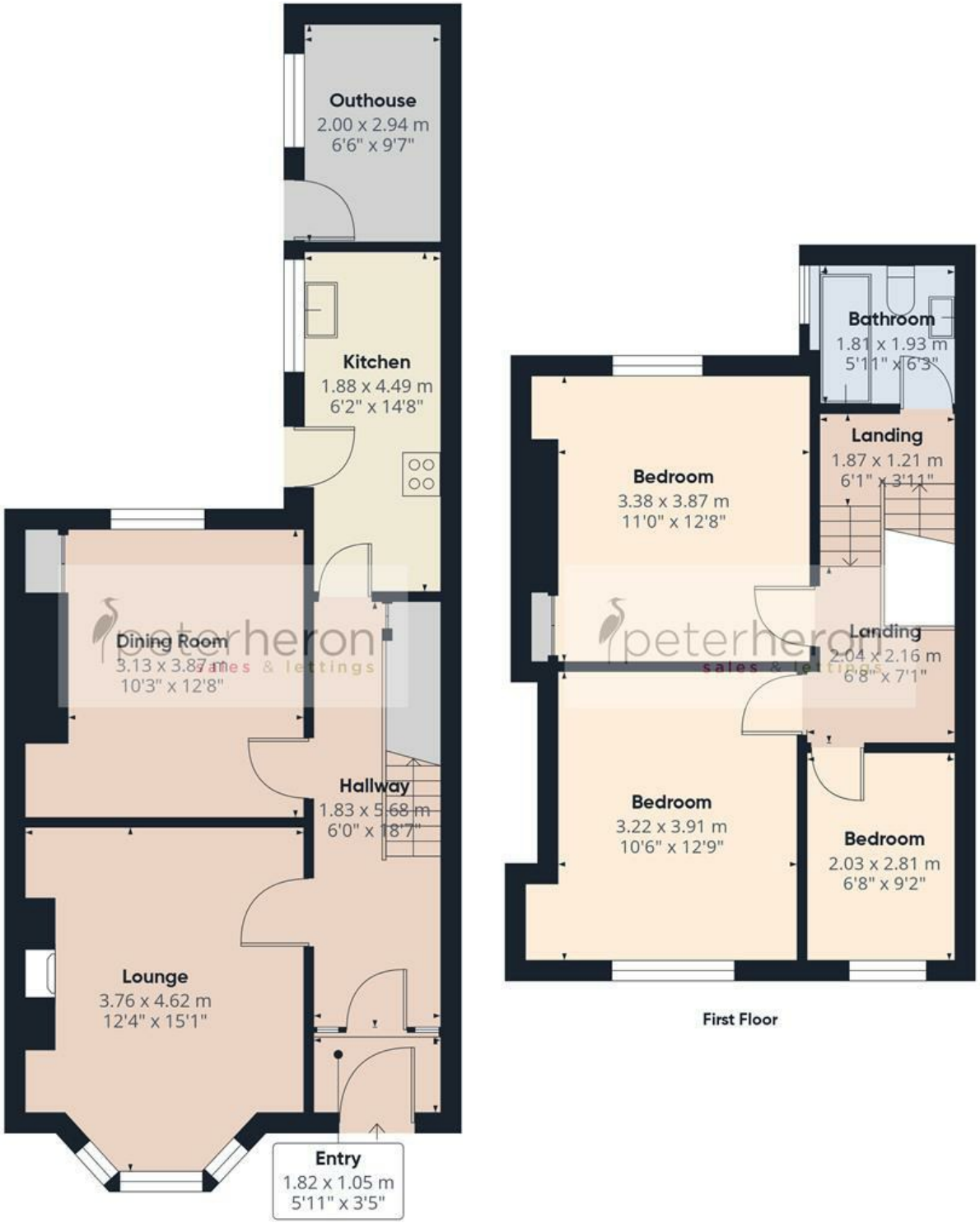
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









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Approximate total area(1)

98.4 m²

1059 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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