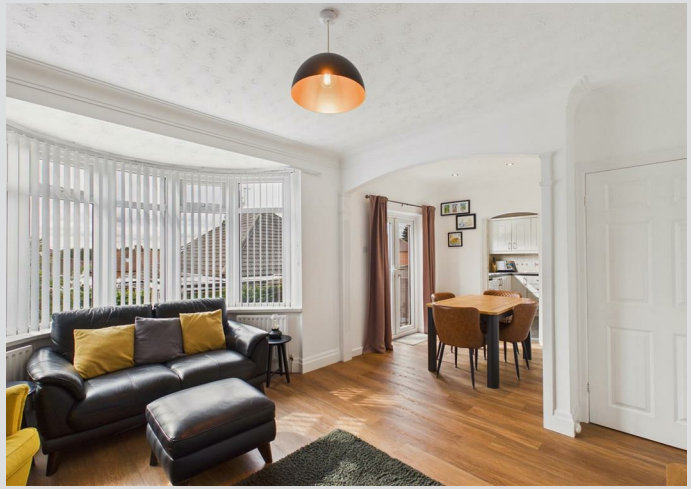
Woodville Crescent, High Barnes, Sunderland

£239,950



A beautifully presented three bedroom semi-detached house, ideally situated in the highly sought-after area of High Barnes. Internally the immaculate accommodation on the ground floor is accessed via an entrance porch that connects through to an attractive hall with staircase to the first floor and access to WC. There is living room to the front with a bay window whilst to the rear there is a superb open plan lounge and dining room that connects through to a fitted kitchen. To the first floor there are three well-proportioned bedrooms and a fabulous, contemporary family bathroom/wc, incorporating a shower cubicle. Externally, there is a garden to the front with a generous block-paved driveway and an attached garage whilst to the rear is a delightful garden with a patio area and well-stocked, established planting. Ideally located for access to local shops and schools, this home also benefits from excellent transport links to Sunderland City Centre, Doxford International Business Park, Sunderland Royal Hospital, and major road networks including the A19. We highly recommend viewing to appreciate this impressive home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Porch
Inner wooden glass panelled door to hall.

Reception Hall

Stairs to first floor and radiator.

WC
Low level WC and washbasin.

Living Room 11'2" x 13'6"

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

Lounge 14'0" x 13'6"

Double glazed bay window to rear, radiator and electric fireplace. Open plan into dining room.

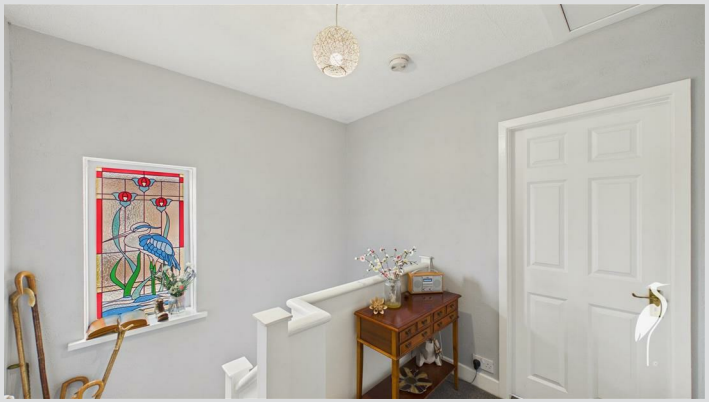
Dining Room 7'6" x 8'3"

UPVC double glazed French patio doors to rear and radiator. Open into kitchen.

Kitchen 10'5" x 7'11"

Wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated fridge freezer and dishwasher. Space for an oven and washing machine. Double glazed window to rear.

First Floor Landing



Double glazed stained glass feature window and access point to loft.

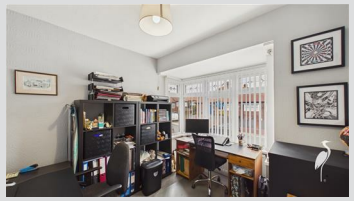
Bedroom 1 11'4" x 11'7"

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

Bedroom 2 11'2" x 11'7"

Double glazed window to rear, radiator and built in wardrobes.

Bedroom 3 9'7" x 9'0"



Double glazed box bay window to front elevation and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom

Bath with shower tap, walk in dual head rainfall shower, low level wc and wash basin set into vanity unit, chrome heated towel rail and two double glazed windows to rear.

Outside

Garden to the front with a generous block-paved driveway and an attached garage whilst to the rear is a delightful garden with a patio area and well-stocked, established planting.

Garage 15'8" x 8'10"
Access via up and over door with window to side.

Council Tax Band
The Council Tax Band is Band C.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 29/9/1954 and the Ground Rent is fixed at £7.35 per annum.

Any prospective purchaser should clarify this with their Solicitor.

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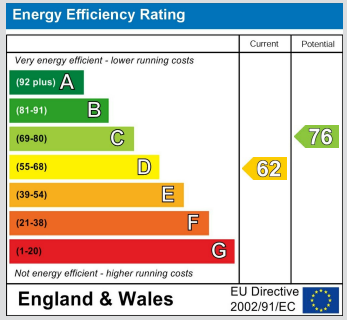
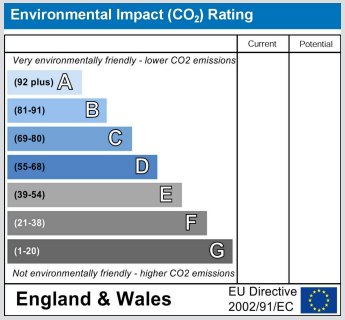
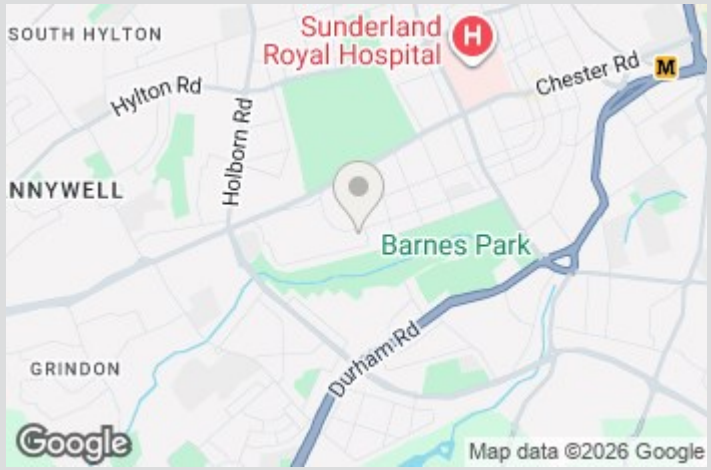
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

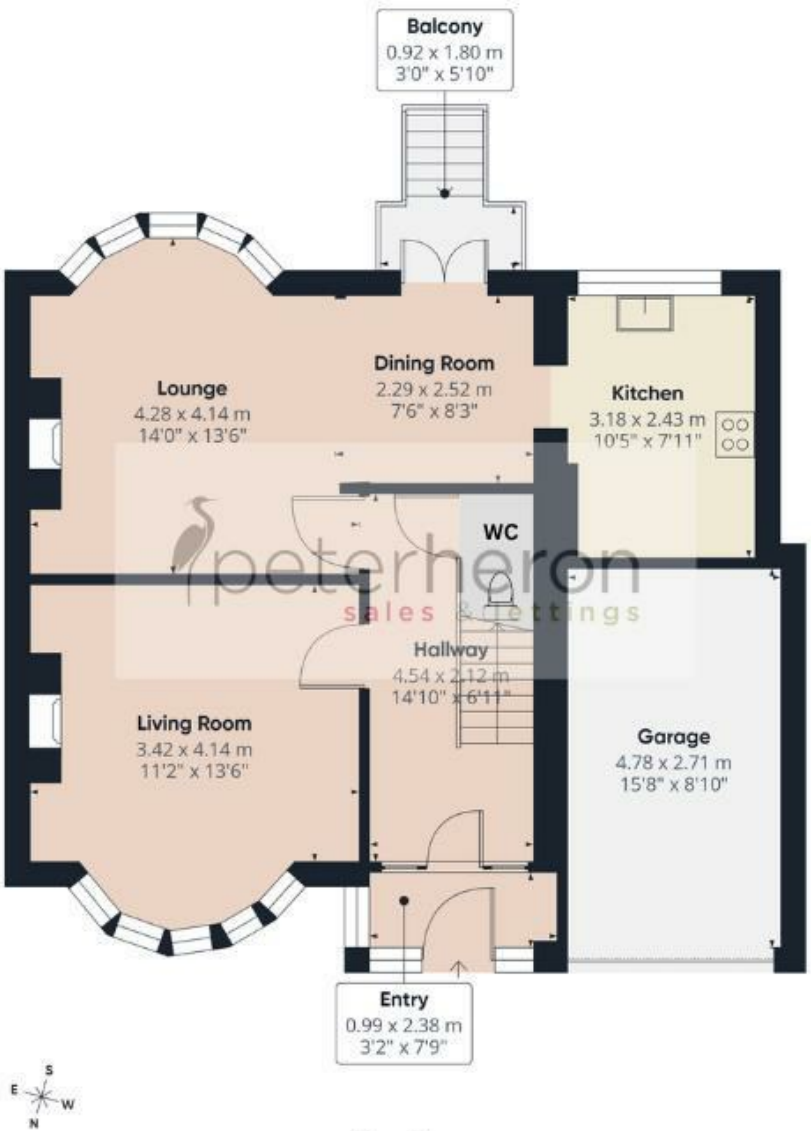
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









Ground Floor

First Floor

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Approximate total area(1)

113.3 m²
1218 ft²

Balconies and terraces

2.8 m²
30 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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