

Winston Crescent, High Barnes, Sunderland £275,000




Humphrey
BOGART · BERGMAN · HENREID
A HAL B. WALLIS PRODUCTION
"Casablanca"
RAINS · VEIDT · GREENSTREET · LORRE
Directed by MICHAEL CURTIZ
FRANK CAPRA'S
"It's a Wonderful Life"
STEWART – REED
ATTACK OF THE 50 FT. WOMAN
AUDREY HEPBURN
PULP FICTION







This impressive, recently refurbished three bedroom semi detached bungalow boasting a superb rear extension offers a wonderful "Turnkey" living space ideal for those searching for a stair free living space.
Available with immediate possession and no upward chain, the property internally offers accommodation comprising reception hall, open plan lounge/dining room and kitchen with vaulted ceiling and glazed doors leading out into sun drenched rear gardens, three bedrooms and a bathroom. A large drive provides off street parking for numerous cars with additional features of note, a larger than average garage together with secluded rear gardens.
Occupying a sought after position on the ever fashionable Wavendon Estate set within the well established suburb of High Barnes, noted for its close proximity to a superb range of local amenities. Only upon internal inspection can you fully appreciate the qualities this wonderful home has to offer.

MAIN ROOMS AND DIMENSIONS

All On One Floor
Access via Composite entrance door.

Reception Hall



Radiator, storage cupboard and access point to loft.

Lounge 16'10" x 11'7"



Double radiator. Open Plan into kitchen/diner.

Kitchen/Diner 8'5" x 20'8"



Range of modern wall and base units with worktops over incorporating 1 1/2 bowl undermount sink with drainer and mixer tap. Integrated oven with electric hob and extractor hood, microwave, dishwasher and fridge freezer, with space for a washing machine. Featuring a striking vaulted ceiling and full-height glazed gable wall with oversized patio doors opening onto the rear garden, flooding the space with natural light. Double radiator.

Bedroom 1 8'2" x 10'9"



Double glazed bay window and double radiator.

Bedroom 2 10'3" x 10'8"



Double glazed window and radiator.

Bedroom 3 10'6" x 8'2"



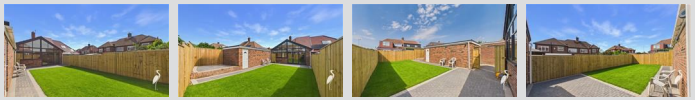
Double glazed window, double radiator and storage cupboard.

Bathroom



Stylish bathroom comprising a low level WC, washbasin, freestanding bath and separate shower cubicle, chrome heated towel rail and double glazed window.

Outside



Extensive block paved area to the front with driveway providing off street parking for numerous cars, garage to the side and landscaped garden to the rear with lawned area and block paved seating area.

MAIN ROOMS AND DIMENSIONS

Garage 21'7" x 10'5"



Accessed via an electric roller shutter door with inner UPVC door to rear.

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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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

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