Mount Road, High Barnes, Sunderland

£220,000

Coffee
Bar

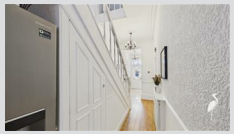
An impressive three bedroom mid terrace house, occupying a superb position within this sought location in High Barnes. The spacious accommodation is accessed via an entrance vestibule that connects through to a reception hall with a cloakroom/wc and staircase to the first floor. There is a superb lounge to the front with a bay window, a separate sitting room to the rear and a dining room that connects through to a kitchen, fitted with an excellent range of units. On the first floor there are three bedrooms and a bathroom/wc. Externally there is a small forecourt area to the front and a delightful paved courtyard to the rear with roller shutter access door. This ideal location is close to local amenities, Barnes Park, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. We highly advise arranging a detailed inspection to appreciate this home with its generously proportioned rooms and convenient location.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Lobby
Inner door to hallway.

Reception Hall



Stairs to first floor with storage under, also providing space for an American style fridge freezer. Double radiator.

Lounge 13'10" x 14'10"

Double glazed bay window to front, double radiator and electric fire.

Sitting Room 13'5" x 13'1"

Double glazed window to rear, radiator and electric fire.

Dining Room 15'3" x 9'3"

Double glazed window to rear and double radiator. Folding door to kitchen and UPVC door to rear.

Kitchen 15'4" x 9'1"

Range of wall and base units with countertops over incorporating single bowl sink and drainer with mixer tap. Space provided for cooker, washing machine and dishwasher. Built in wine rack, glass fronted cupboards, radiator and two double glazed windows to the front.

Cloakroom/WC

Low level WC and washbasin set into vanity unit and double glazed window to rear.

Half Landing

Double glazed window to side, stairs to first floor landing and door to bathroom.

Bathroom

Low level WC, washbasin and bath with shower over, radiator and double glazed window to rear.

First Floor Landing

Access point to loft.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'10" x 12'9"

Double glazed window front and radiator.

Bedroom 2 13'6" x 12'4"

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

Bedroom 3 10'2" x 6'2"

Double glazed window to front and radiator.

Outside

Forecourt to the front, enclosed paved garden with electric roller shutter to the rear.

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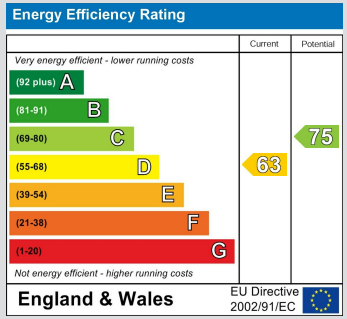
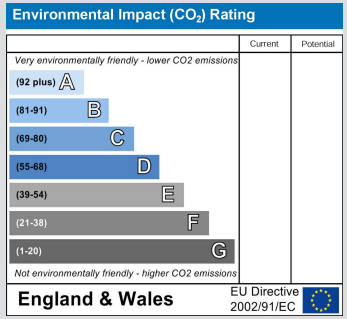
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

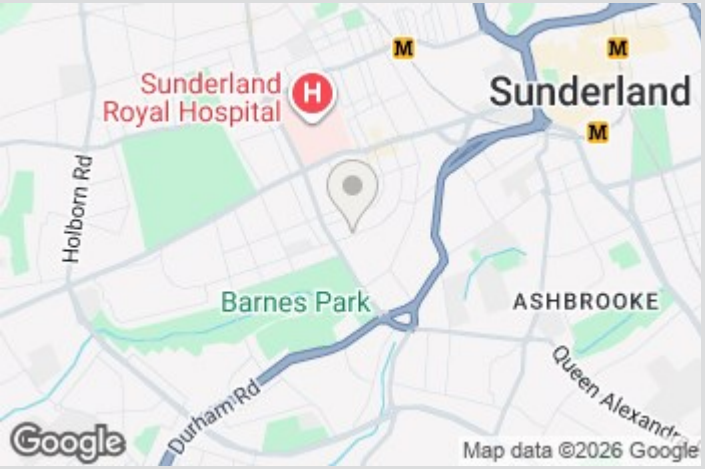
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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





MAIN ROOMS AND DIMENSIONS



Ground Floor

First Floor

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Approximate total area(1)

132.2 m²

1423 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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