Sydenham Terrace, High Barnes, Sunderland

£149,950

A fabulous three bedroom, double fronted cottage, providing spacious and immaculately presented accommodation, within this ever popular area of High Barnes. The stylish internal accommodation is all on one level, the property has been upgraded and modernised, briefly comprising of an entrance vestibule, hall, an attractive lounge, a superb kitchen and a stunning, contemporary bathroom/wc with a shower cubicle. Completing the accommodation are three well-proportioned bedrooms. Externally there is a small forecourt area to the front and a delightful courtyard to the rear. 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. With no upper chain involved, early viewing is highly recommended to appreciate this impressive home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Lobby
Inner door to hall.

Reception Hall
Radiator and access point to loft.

Lounge 12'8" x 15'10"

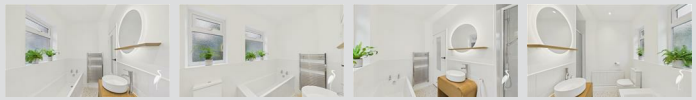
Double glazed window to rear and double radiator. Electric fire and door to kitchen.

Kitchen 10'5"x 8'5"

Range of wall and base units with countertops over incorporating a stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hobs and hood, space for a fridge freezer and washer/dryer. Radiators double glazed window and UPVC door to rear. Open into rear hall.

Rear Hall
Storage cupboard and door to bathroom.

Bathroom



Low level WC, washbasin vanity unit, bath and dual head waterfall shower enclosure, radiator and chrome heated towel rail. LED touch operated mirror and two double glazed windows to rear.

Bedroom 1 12'1" x 13'6"

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

Bedroom 2 12'9" x 9'7"

Double glazed bay window to rear and radiator.

Bedroom 3 12'0" x 7'11"

Double glazed window front and radiator.

Outside

Enclosed courtyard featuring an outhouse and wooden gate to access rear.

Council Tax Band
The Council Tax Band is Band A.

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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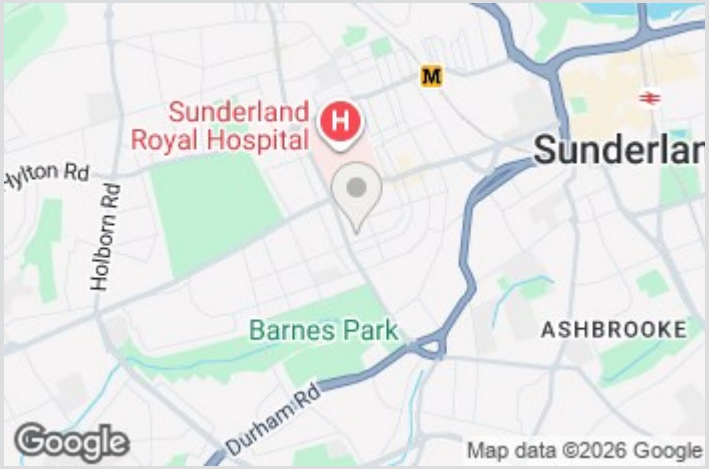
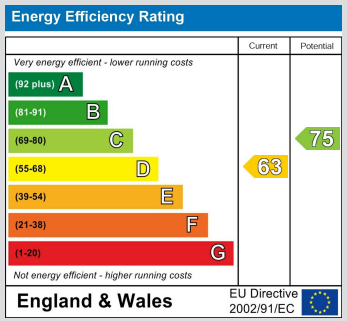
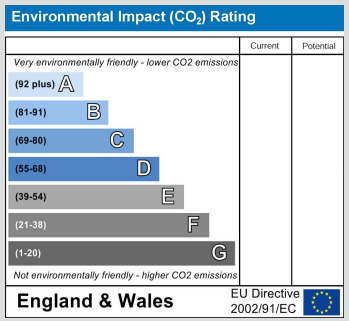


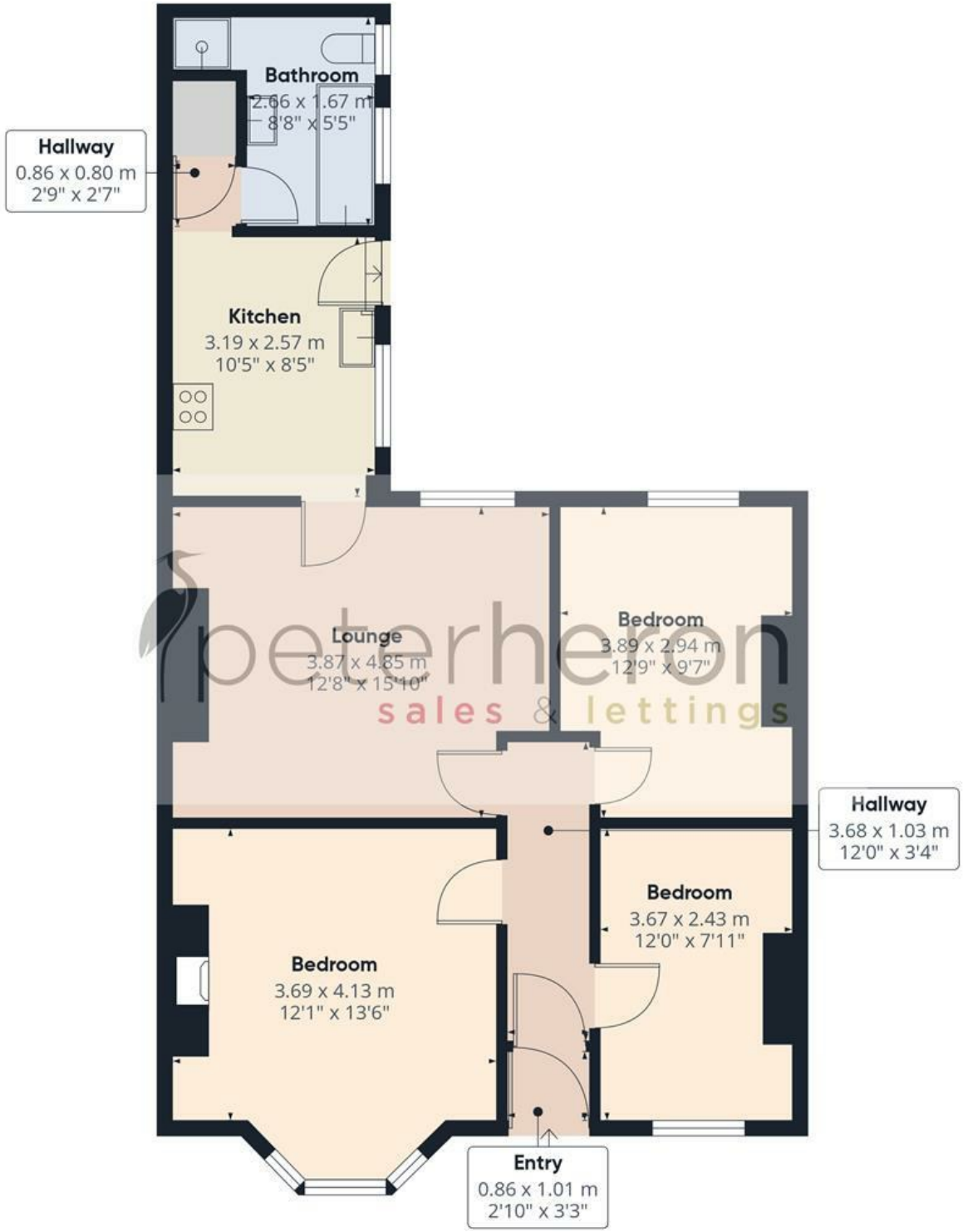
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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

Ombudsman
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)

71.9 m²

775 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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