



Mount Road, High Barnes, Sunderland

Offers over £129,950







A spacious three bedroom mid terrace home within this sought-after area of High Barnes, providing fantastic potential. Internally the generous accommodation is accessed via an entrance vestibule leading through to an impressive reception hall with staircase to the first floor. There are two excellent reception room and a breakfasting kitchen with additional kitchen area. On the first floor there are three bedrooms and a bathroom/wc. Externally there is forecourt area to the front and a yard to the rear. 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. The property does benefit from gas central heating to radiators and double glazed windows but would benefit from general updating and modernisation throughout. With no upper chain involved, we highly advise viewing to appreciate the potential this home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

Inner door leading through to

Hall

Staircase to first floor and radiator.

Lounge 15'1" into alcove x 15'7" into bay



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

Dining Room 16'2" x 15'1" into alcove



Double glazed window to rear, radiator, fireplace and coving to ceiling.

Breakfasting Kitchen 14'0" x 9'3"



Fitted wall and base units with work surfaces over, space for

cooker, radiator, double glazed window to side, built in cupboard and archway through to

Additional Kitchen Area 9'5" x 4'11"



Fitted work surface with sink and drainer unit, space for fridge freezer, wall mounted boiler, double glazed door to courtyard.

First Floor Landing

Built in cupboard.

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal washbasin and panel bath with shower attachment, radiator and double glazed window.

Bedroom 2 13'1" x 11'0"



Double glazed window to front, radiator and built in cupboard.

Outside



Small paved forecourt to the front and a courtyard to the rear with up and over access door.

Bedroom 1 16'3" x 13'11"



Double glazed window to rear, radiator, decorative fireplace and built in cupboard.

Bedroom 3 8'2" x 6'7"



Double glazed window to front and radiator.

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.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

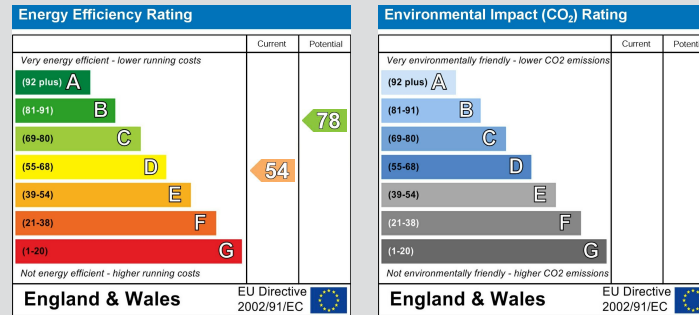
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

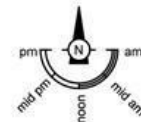
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Ground Floor
Approximate Floor Area
(77.08 sq.m)



First Floor
Approximate Floor Area
(59.80 sq.m)

166 Mount Road