**Richard Avenue**, Barnes, Sunderland

Offers over £299,950

PRADA

This stunning four bedroom semi-detached house has been extensively extended and remodelled to provide an exceptional standard of accommodation. Internally the stylish interior briefly includes to the ground floor of a reception hall with staircase to the first floor and a lounge to the front with a bay window. To the rear there is a fabulous, open plan dining, kitchen and living area, featuring bi-fold doors and the kitchen is fitted with an excellent range of units, a luxury work surfaces, an island and a selection of integrated appliances. From the open plan dining kitchen and living area, there is access to a superb family room. Completing the ground floor accommodation is a cloakroom/wc. To the first floor there is a principle bedroom with a contemporary en-suite shower room/wc, three further bedrooms and a wonderful, quality family bathroom/wc with a walk in shower. Externally there is a driveway to the front, a useful store and to the rear a delightful low maintenance garden. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. We highly advise arranging a detailed inspection to appreciate the location and the remarkable standard of accommodation this outstanding home has to offer!

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via Composite entrance door.

**Reception Hall**

Radiator and staircase to first floor with storage under. Door to lounge.

**Lounge 12'3" x 12'6"**

Double glazed bay window to front, wood burning stove and double radiator.

**Open Plan Living Kitchen 21'10" x 16'10" plus 5'5" x 13'8"**

Range of modern wall and base units with Quartz countertops over incorporating a single sink and drainer unit with mixer tap. Integrated double oven, electric inductions hob, wine fridge and dishwasher. Space provided for a fridge freezer. Feature island with breakfast bar, 3x radiators, 3x Velux windows and 2 sets double glazed Bi-folding doors to rear. Door to rear hall and open plan into family room.

**Family Room 14'0" x 11'1"**

Double radiator, built in media wall with interior lighting and storage space.

**Rear Hall**
Door to cloakroom/WC. Door to garage.

**Cloakroom/WC**

Low level Wc and washbasin set into vanity unit, heated towel rail.

**First Floor Landing**

Access point to loft.

**Bedroom 1 14'0" x 10'11"**

Double glazed window to rear, radiator and built in hidden panelled wardrobes. Door to en-suite.

**En-Suite Shower Room**

Low level WC and washbasin set into vanity unit and walk in shower cubicle with halo shower, double glazed window to rear and chrome heated towel rail.

**Bedroom 2 12'3" x 12'2"**

Double glazed bay window to front and double radiator.

**Bedroom 3 13'10" x 8'1"**

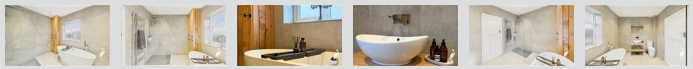
Double glazed window to front and double radiator.

# MAIN ROOMS AND DIMENSIONS

**Bedroom 4 8'2" x 7'10"**

Double glazed window to front and double radiator.

**Bathroom 9'1" x 10'11"**



Low level WC, washbasin set into vanity unit, free standing bath and walk in shower cubicle, double glazed window to rear, tiled walls and floor, chrome heated towel rail.

**Outside**

To the front of the property there is a driveway providing off street parking leading to garage with artificial lawn. Delightful garden to the rear featuring artificial lawn and decked seating area perfect for entertaining.

**Council Tax Band**
The Council Tax Band is Band D.

**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 23/11/1933 and the Ground Rent is £0.
Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed
Any prospective purchaser should clarify this with their Solicitor.

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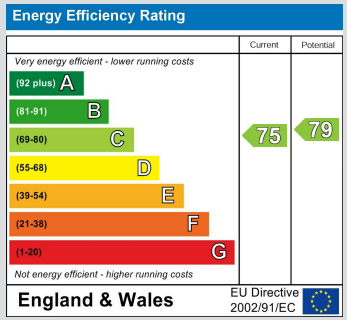
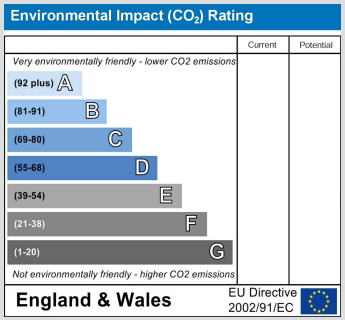
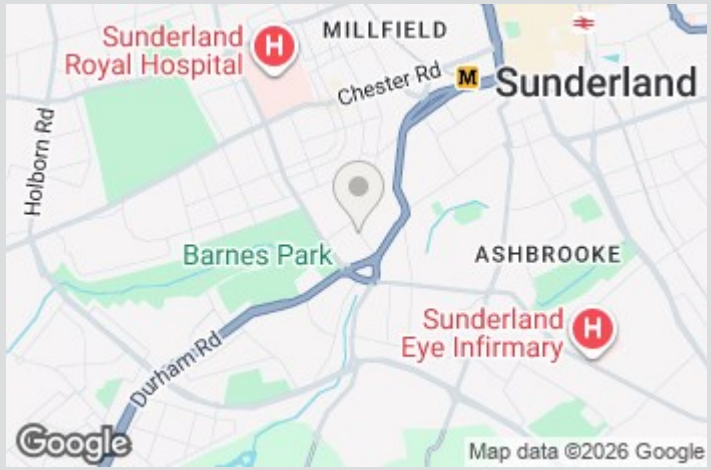
**Fawcett Street Viewings**
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

**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.



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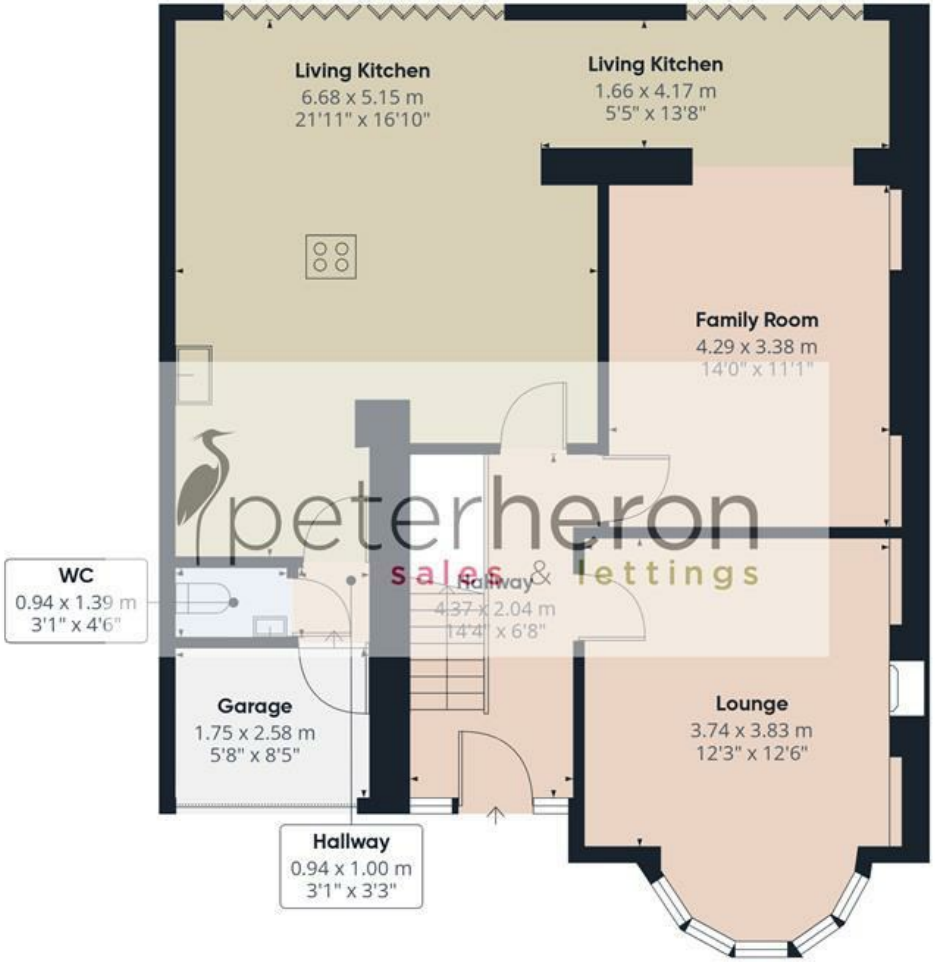


Ground Floor

First Floor

**Approximate total area**(1)

150.7 m²

1622 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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