

Oaklands Terrace, High Barnes, Sunderland

£144,950




ONET
MARC CHAGALL
GALERIE NIERENDORF







A superb three bedroom mid terrace period home, featuring generously proportioned rooms, along with many appealing character features. Internally the accommodation is accessed via an entrance vestibule that leads through to an attractive reception hall. There is a lounge to front with a bay window, a separate dining and a kitchen whilst to the first floor there are three bedrooms and an impressive, upgraded family bathroom/wc. Externally there is a small forecourt area to the front and a yard to the rear with a remote-control roller shutter door. The property benefits from double glazing and gas central heating to radiators. This ideal location is close to local amenities, shops and schools as well as offering easy access in to Sunderland City Centre, to Sunderland Royal Hospital and provides excellent transport connections. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

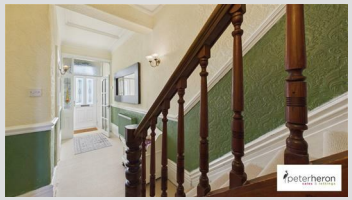
Ground Floor
Access via entrance door.

Entrance Vestibule



Inner door to hall.

Reception Hall




Staircase to first floor and radiator.

Lounge




Double glazed bay window to front, radiator, feature fireplace and coving to ceiling. Picture rail. Double doors to dining room.

Dining Room




Double glazed window to rear, radiator and coving to ceiling, Picture rail.

Kitchen





Fitted with wall and base units with luxury work surfaces over incorporating inset sink unit, integrated appliances include electric oven and hob, microwave, space for under counter fridge and freezer, radiator, double glazed window. Access through to utility.

Utility



Fitted wall units and work surface, space for washing machine and tumble dryer, double glazed door providing access to the rear courtyard.

First Floor Landing




Fitted cupboards, radiator and Skylight window.

Bedroom 1




Double glazed window to rear, radiator and decorative feature fireplace.

MAIN ROOMS AND DIMENSIONS

Bedroom 2




Double glazed window to front and radiator.

Bedroom 3




Double glazed window to front and radiator.

Bathroom




Impress upgraded suite comprising of a low level WC, pedestal washbasin and bath with mains shower over, radiator, attractive part tiled walls, tiled floor and double glazed window.

Outside




Courtyard to the rear with electric roller shutter access door.

Council Tax Band
The Council Tax Band is Band B.

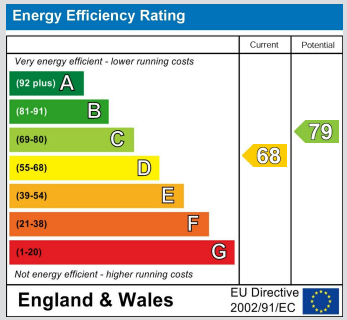
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

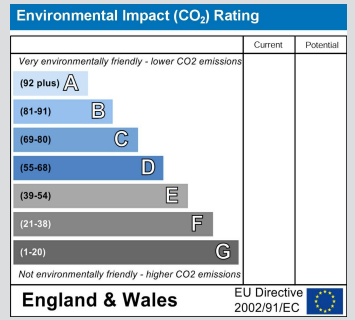
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To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

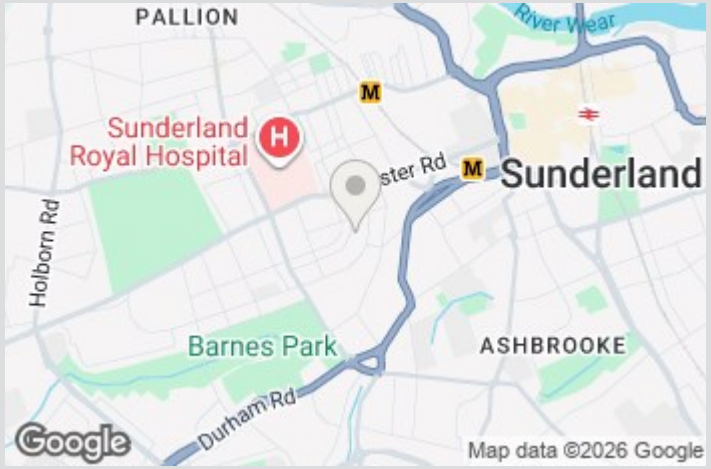
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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MAIN ROOMS AND DIMENSIONS





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Approximate total area(1)

111.7 m²

1201 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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