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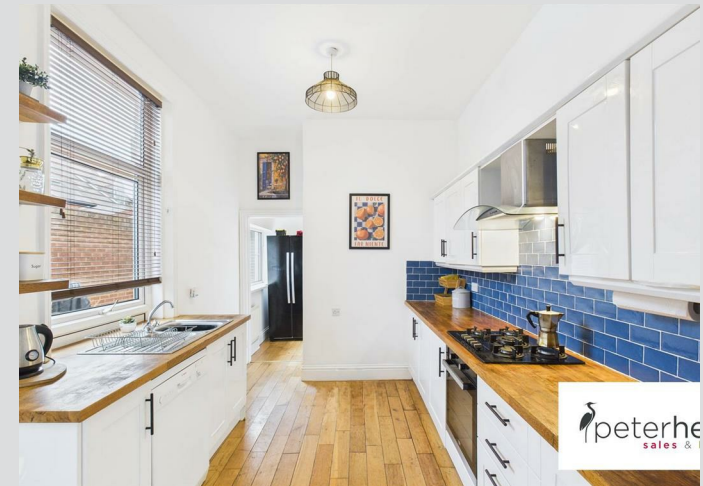
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Cleveland Road, High Barnes, Sunderland

£160,000







A stunning end terrace house with spacious rooms and an impressive, stylish interior. Internally on the ground floor the immaculate accommodation briefly comprises of an entrance vestibule, leading through to an impressive reception hall with staircase to the first floor. There are two generously proportioned reception rooms, an attractive modern kitchen, useful utility and a washroom/wc. On the first floor there are three bedrooms and a modern family bathroom, incorporating a shower cubicle. Benefits of the house include double glazed windows, gas central heating to radiators and a courtyard to the rear. This most convenient location provides excellent access to local amenities, shops and schools as well as to Sunderland Royal Hospital and to transport connections. We highly advise viewing to fully appreciate this fabulous home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Vestibule

Inner door to hallway.

Reception Hall



Staircase to first floor with storage under.

Lounge 15'0" into bay x 13'10" into alcove



Double glazed bay window to front, feature fireplace and double radiator.

Dining Room 11'8" into alcoves x 9'9"



Double glazed window to rear, radiator and shelving built into alcoves.

Kitchen 13'0" x 8'11"



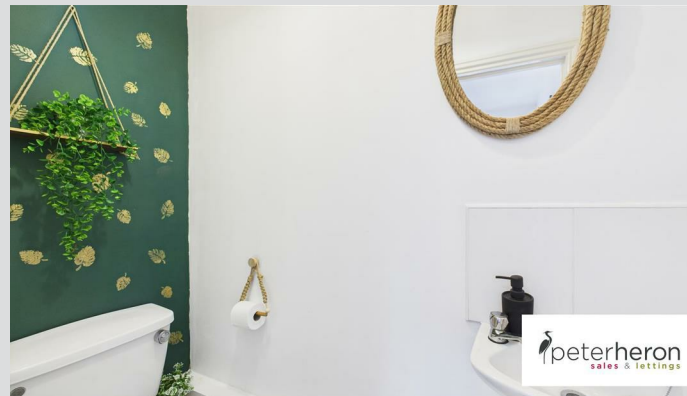
Range of wall and base units with wood effect countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, five gas burner hob and cooker hood. Space for dishwasher. Double radiator, double glazed window and UPVC door to rear.

Utility 6'0" x 5'11"



Space for American style fridge freezer, washing machine and tumble dryer, double glazed window to rear and radiator.

Washroom/wc



Low level WC and washbasin.

First Floor Landing



Double glazed window to side, radiator and access point to loft.

Bedroom 1 14'9" into bay x 10'4"



Double glazed bay window to front, radiator and storage cupboard.

Bedroom 2 13'2" x 10'7"



Double glazed window to rear, 2x storage cupboards and double radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'11" x 6'11"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin, corner bath and step in shower cubicle with mains shower, two Velux windows, tiled floor and part tiled walls, chrome ladder style radiator.

Outside



Small forecourt area to the front whilst to the rear there is an attractive courtyard with a roller shutter access door.

Council Tax Band

The Council Tax Band is Band E.

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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their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings

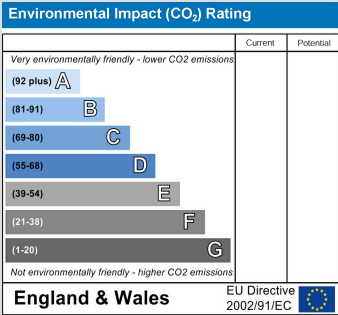
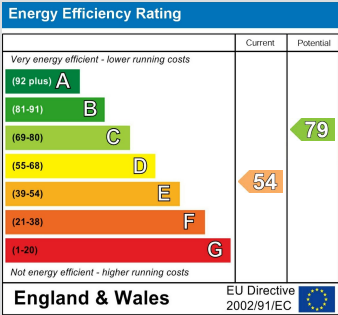
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

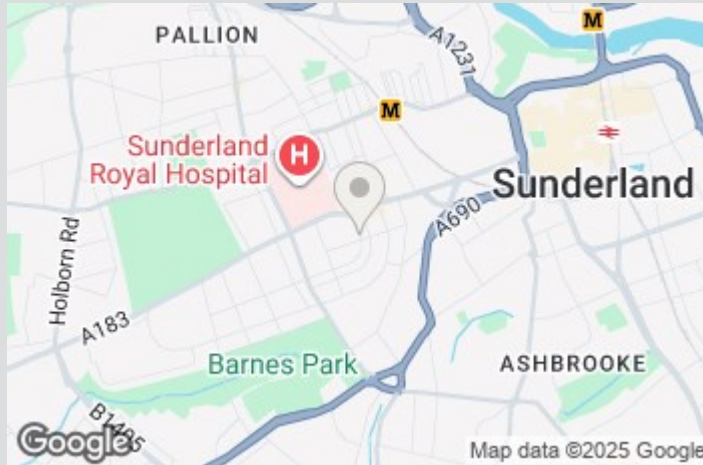
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MAIN ROOMS AND DIMENSIONS



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Floor 0

Approximate total area⁽¹⁾

110.5 m²

Reduced headroom

0.9 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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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