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Kitchener Street, High Barnes, Sunderland

£115,000







This recently upgraded and modernised mid terrace Edwardian cottage provides stunning accommodation all on one level within this ever popular area of High Barnes. Originally a two bedroom property, the property has been remodelled to a one bedroom providing an excellent, generous living space however could easily be re-instated to a two bedroom if required. Internally the beautifully presented interior includes an entrance vestibule, hall and an attractive lounge that opens through to dining area (originally bedroom 2) with French doors to the rear courtyard. The stunning kitchen has a vaulted ceiling with Velux windows and is fitted with an excellent range of contemporary units and integrated appliances. There is a generous double bedroom and a fabulous shower room/wc with a superb modern suite and again featuring a vaulted ceiling with a Velux window. The property benefits from gas central heating to radiators, double glazing, new roof and windows installed 2017 and a delightful courtyard to the rear with remote control roller shutter access door. This convenient location provides easy access to local amenities, shops and schools as well as offering excellent transport links to surrounding areas. A detailed inspection is essential to appreciate the standard of accommodation this outstanding property has to offer.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door.

Entrance Vestibule

Inner door leading to hall.

Hall



Radiator.

Lounge 13'2" x 11'1"



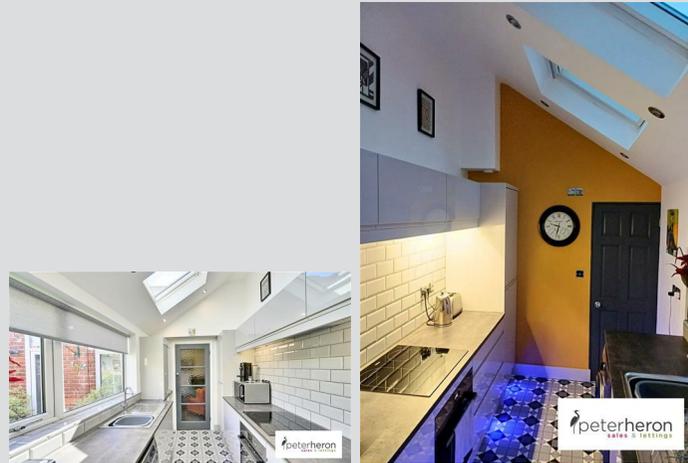
Double glazed window to rear, fireplace with living flame effect gas fire and radiator. Opening through into dining area. Door to kitchen.

Dining Area 9'9" x 7'3"



Formally the second bedroom, double glazed French door leading out to the courtyard.

Kitchen 12'3" x 6'9"



Stunning kitchen fitted with an excellent range of contemporary wall and base units with work surfaces over, integrated appliances include an electric oven and induction hob, fridge and freezer, space for a washing machine, vaulted ceiling with two Velux windows providing additional natural light, two double glazed windows looking into the courtyard and central heating boiler is concealed behind kitchen unit.

Shower Room



Superb modern suite comprising of a WC, pedestal washbasin and walk in shower, valued ceiling with Velux window, two double glazed windows and chrome ladder style radiator.

Bedroom 1 13'5" x 14'3" into alcove



Spacious room with double glazed window to front and radiator.

Outside



Delightful courtyard area to the rear with remote control roller shutter access door and an area with artificial grass.

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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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

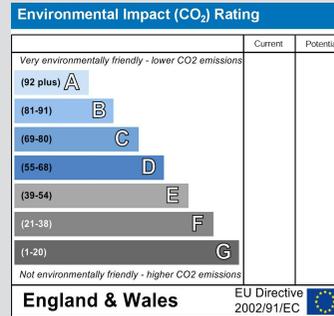
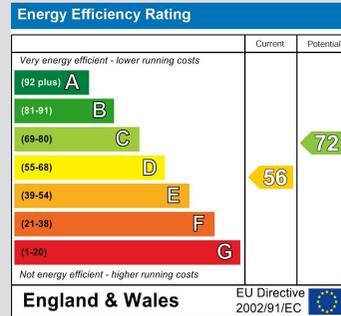
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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