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sales & lettings

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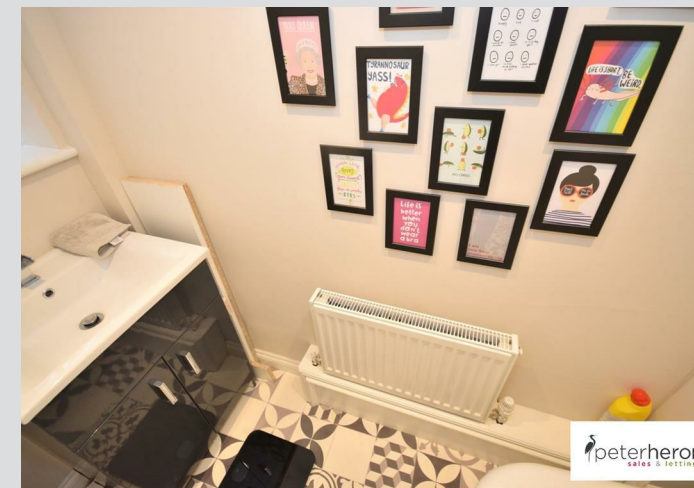
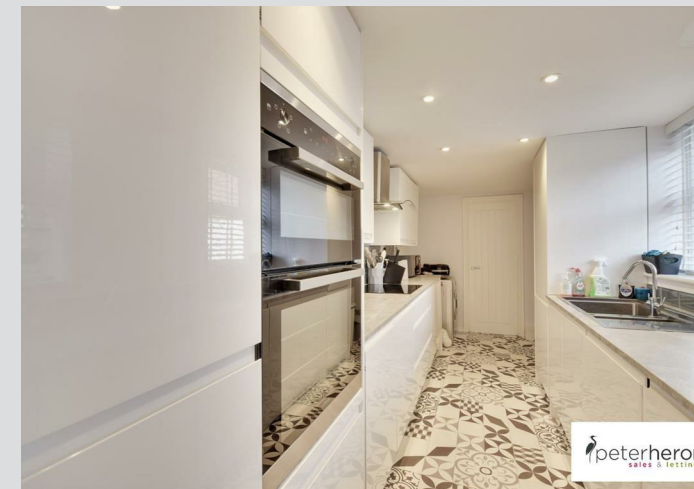
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General Graham Street, High Barnes, Sunderland

£139,995







An impressive three bedroom mid terrace home, recently upgraded to a most impressive standard, whilst retaining many attractive period features. Internally the stylish accommodation is accessed via an entrance vestibule, leading through to a superb reception hall with a staircase to the first floor. There is a delightful lounge to the front with a bay window, separate dining room, a fabulous contemporary kitchen with integrated appliances and there is a cloakroom/wc. On the first floor there are three bedrooms and a luxury family bathroom/wc with walk in shower. Features of the property include a courtyard to the rear with an up and over access door, double glazed windows and gas central heating to radiators. Situated within this ever popular area of High Barnes, the property is close to local amenities, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. Early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door into vestibule.

Vestibule

Access into reception hall.

Reception Hall

With a staircase to first floor.

Lounge 15'5" x 14'6" into bay and alcove



Double glazed bay window to the front, 2 x radiators and decorative coving and ceiling rose.

Dining Room 11'0" x 13'6"



Double glazed window to the rear and a radiator.

Kitchen 17'1" x 6'9"



Fit with an impressive contemporary kitchen with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit, integrated appliances include double electric oven, induction hob, fridge, freezer, washing machine and slimline dishwasher. There's a radiator, 2 double glazed windows and door connecting through to cloakroom WC.

Cloakroom WC



Fit with a low level WC, wash hand basin, radiator and double glazed window.

First Floor Landing

With doors connecting off to the bedrooms and bathroom.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'1" x 10'5"



Double glazed window to the front, radiator and decorative fireplace.

Bedroom 2 13'7" x 11'5"



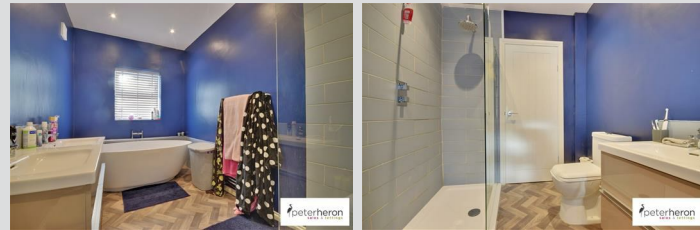
Double glazed window to the rear, radiator and decorative fireplace.

Bedroom 3 10'0" x 6'9"



Double glazed window to the front and a radiator.

Bathroom



Fit with a superb contemporary suite comprising of a low level WC, twin wash hand basin, bath and also a walk in shower with mains fed shower. There's a chrome ladder style radiator and double glazed window.

Outside



There's a courtyard to the rear.

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 relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

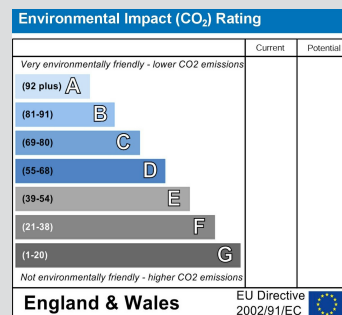
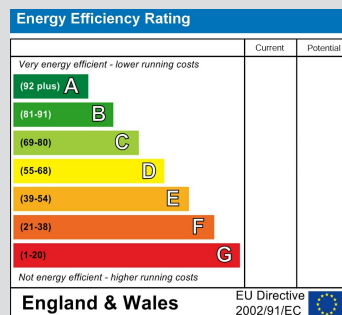
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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