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Mount Road, High Barnes, Sunderland

£169,950







A beautifully presented three bedroom mid terrace home with an immaculate and spacious interior within this sought-after area of High Barnes. The property has been tastefully modernised whilst retaining many appealing period features, including deep skirting boards and tall ceilings with decorative coving. Internally the accommodation is accessed via an entrance vestibule, leading through to an impressive reception hall with staircase to the first floor. There are two generous reception rooms, both with wood burning stoves. The modern breakfasting kitchen is fitted with an excellent range of units, granite worksurfaces and a selection of integrated appliances and there is a useful utility. On the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is a town garden to the front and an enclosed low maintenance courtyard to the rear with artificial grass and there is a large garage. This ideal location is close to local amenities, Barnes Park, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. We highly recommend viewing to appreciate this delightful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Vestibule

There is an inner door leading through to the reception hall.

Reception Hall



An impressive reception hall with a staircase to the first floor with under stairs storage cupboard, radiator and doors leading off to the lounge, dining room and breakfasting kitchen.

Lounge 13'3" into alcove x 16'6" max



This spacious room has a double glazed window to the front, radiator, a wood burning stove, decorative coving and a picture rail.

Dining Room 16'2" max x 11'5" into alcove



Double glazed window to the rear looking into the courtyard, a radiator, wood burning stove, coving and a picture rail.

Breakfasting Kitchen 14'5" x 7'10"



The kitchen is fitted with an excellent range of wall and base units with granite work surfaces over, incorporating an inset sink unit, integrated appliances include a double electric oven, electric hob with extractor chimney over, a fridge and a dishwasher, there is a double glazed window, double glazed French door to the courtyard, radiator, Karndean flooring and a door to the utility.

Utility 7'7" x 7'0"



With wall and base units with work surface over, incorporating a sink and drainer unit, space has been provided for the inclusion of a fridge freezer, washing machine and a tumble dryer, there is a double glazed window and a door to the garage.

First Floor Landing



Fitted with an excellent range of fitted wardrobes there are doors connecting off to the three bedrooms and bathroom.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'3" x 10'4" into alcove



Two double glazed windows to the front and a radiator.

Bedroom 2 14'3" x 11'5" into alcove measure inc fixed spiral



Double glazed window to the rear there is a radiator and a fixed spiral staircase to the loft area.

Bedroom 3 9'8" x 6'9" max measure inc fitted furniture



Double glazed window to the front, an excellent range of fitted furniture including wardrobes, cabinets, desk and drawer units.

Loft



This superb loft space is accessed via spiral staircase from bedroom two and is floored and boarded out and features a Velux window.

Bathroom



With a modern suite comprising a low level WC with concealed cistern, wash hand basin set into vanity unit, a bath with mains fed shower over, there are tiled walls, radiator and a built in cupboard housing the central heating boiler.

Outside

To the front of the property there is a small town garden whilst to the rear there is an enclosed low maintenance courtyard with artificial grass.

Garage 17'9" wide x 13'1" long extending to 15'11"

With a roller shutter access door, there is a double glazed window, double glazed door to the courtyard and a door to the utility.

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.

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.

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MAIN ROOMS AND DIMENSIONS

Important Notice Part 2

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Fawcett Street Viewings

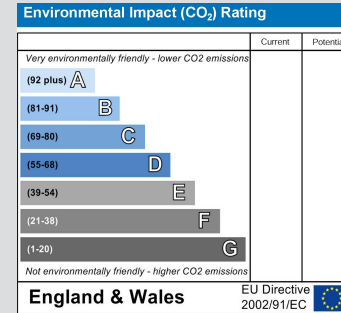
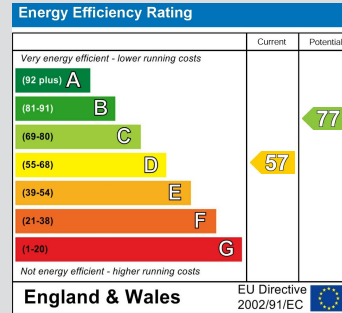
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor
Approximate Floor Area
(65.33 sq.m)

First Floor
Approximate Floor Area
(51.09 sq.m)

Loft Floor
Approximate Floor Area
(30.89 sq.m)