

Chatsworth Street South, High Barnes, Sunderland £175,000











An attractive three bedroom semi-detached property enjoying a beautiful rear garden within this highly sought after area in High Barnes. Internally on the ground there is a hall with staircase to the first floor, lounge to the front with a bay window, a separate dining room, kitchen, utility, shower room and a separate wc. On the first floor there are three bedrooms and a study. Externally there is a garden to the front with a block-paved driveway providing off street parking, a single garage and a wonderful, mature garden to the rear. The property is ideally placed for a range of amenities and boasts excellent transport links to Sunderland City Centre and wider road networks. With no upper chain involved, we highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via wooden entrance door into

Reception Hall




Double glazed stained glass window to side, radiator, stairs to first floor and doors to lounge.

Lounge





Bay window with secondary glazing to front, radiator and feature fireplace.

Dining Room




Double glazed window to rear, radiator and storage cupboard.

Kitchen




Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit. Space for a cooker and washing machine. Wooden door to front garden. Double glazed window and door to rear garden. Door to utility.

Utility




Wall and base units with countertops over, space provided for fridge freezer. Floor standing boiler. Radiator and double glazed window to rear.

Shower Room



Shower cubicle and hand wash basin. Window and radiator.

Seperate WC



Low level wc, window and radiator.

MAIN ROOMS AND DIMENSIONS

First Floor Landing



Stained glass window to side and access point to loft.

Bedroom 1




Double glazed window to front, radiator, hand wash basin and fitted wardrobes

Bedroom 2




Double glazed window to rear, radiator, wash basin and fitted wardrobes and dresser.

Bedroom 3




Double glazed window to rear and radiator.

Study




Double glazed window to front, double glazed window to side and radiator.

Outside




Well sized rear garden with lawned, block paved and gravelled areas. The front garden benefits from a gated, block paved driveway providing off street parking.

Garage
Providing additional storage space

Council Tax Band
The Council Tax Band is Band C.

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

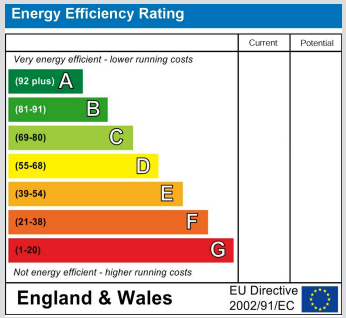
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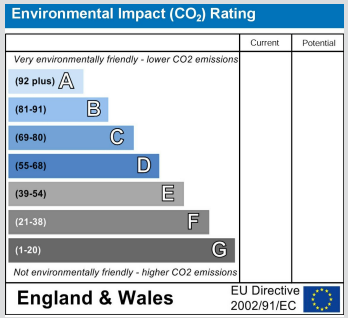
MAIN ROOMS AND DIMENSIONS

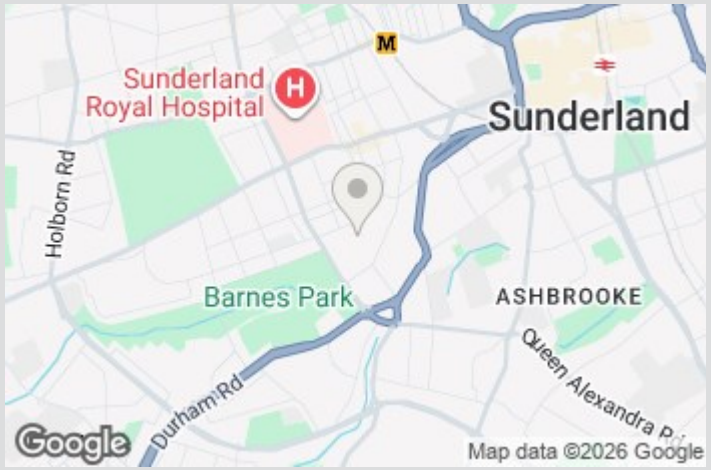
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

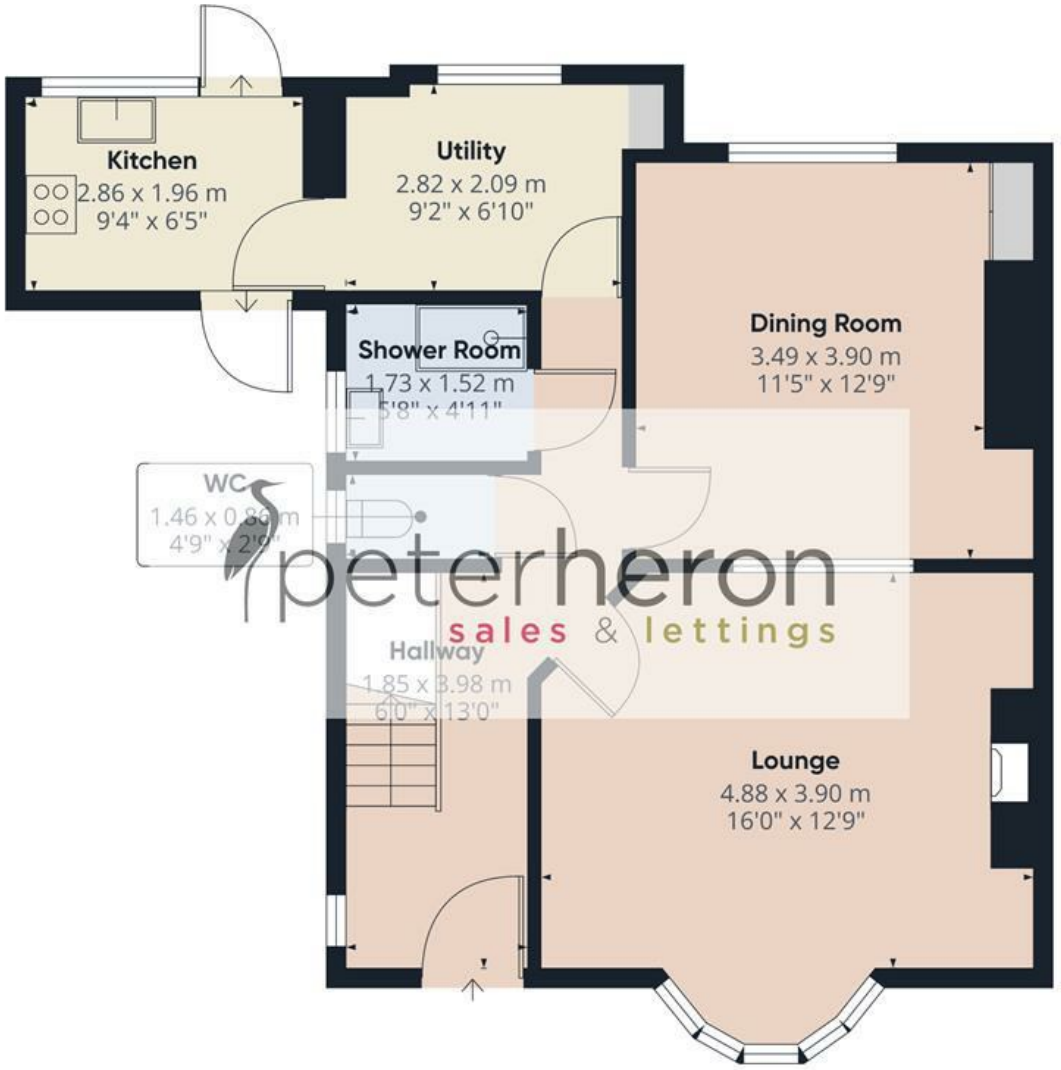
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

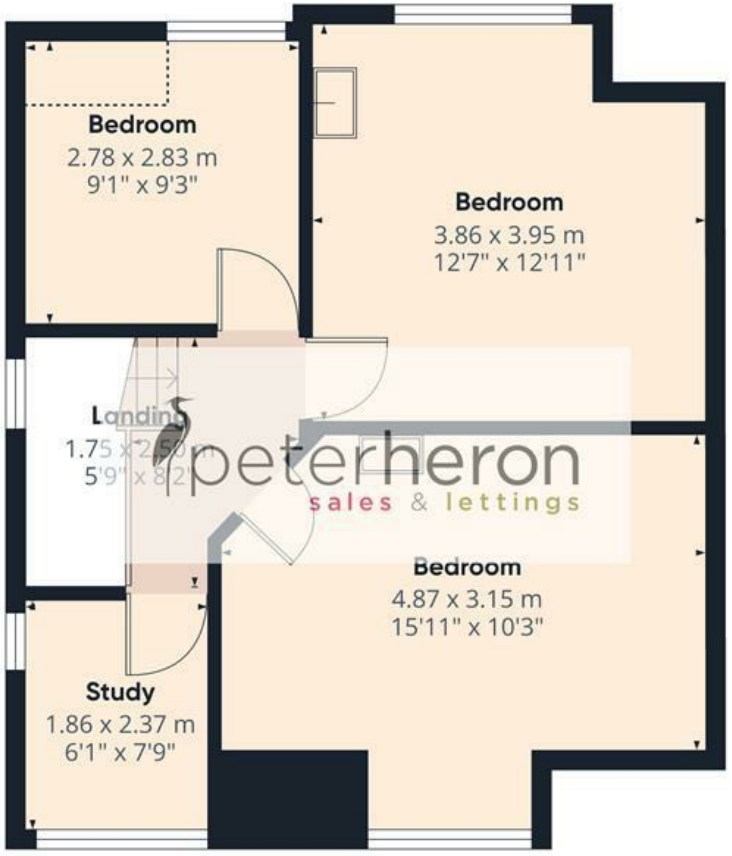








Ground Floor



First Floor

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Approximate total area(1)

108 m²

1161 ft²

Reduced headroom

0.9 m²

9 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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