High Barnes Terrace

Barnes

Sunderland

SR4 7HW









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High Barnes Terrace

Asking Price £145,000

INTRODUCTION
Good Life Homes are delighted to bring to the market this fully refurbished, double-fronted end-terrace cottage on High Barnes Terrace. Offering accommodation on one level, the property combines generous room sizes with a flexible layout and is very conveniently situated for Sunderland Royal Hospital, Chester Road shopping and transport links into the city centre.

ENTRANCE VESTULE
Accessed from the main street through a uPVC double-glazed entrance door. Carpet flooring, upgraded electrical fuse box, electricity meter and gas meter. A partially glazed internal door leads into the entrance hall.

ENTRANCE HALL
Carpet flooring, large double radiator, wall panelling with picture rail and original decorative coving to the ceiling. Three doors lead off to the two front bedrooms and the lounge.

BEDROOM 1
14'9 x 13'4
A lovely, generously proportioned room with carpet flooring, radiator and a front-facing white uPVC double-glazed bay window. This room could alternatively be used as a second reception room for buyers who do not require three bedrooms.

BEDROOM 2
12'0 x 7'8
A large single bedroom with space to accommodate a double bed. Carpet flooring, large double radiator and a front-facing white uPVC double-glazed window.
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LOUNGE
14'6 x 11'6
Carpet flooring, radiator and a rear-facing white uPVC double-glazed window overlooking the courtyard. A large built-in cupboard to one side of the chimney breast houses the combi boiler. Doors lead to the entrance hall, bedroom three and kitchen.

BEDROOM 3

11'6 x 10'11

A good-sized double bedroom with carpet flooring, double radiator and a rear-facing white uPVC double-glazed window overlooking the courtyard.

KITCHEN

10'5 x 6'4

A beautiful, recently fitted kitchen with a range of wall and floor units in a soft pastel finish, chrome handles and complementary laminate work surfaces. Integrated electric oven, four-ring gas hob and a feature stainless-steel-finish extractor chimney. Stainless steel single-bowl, single-drainer sink with Monobloc tap beneath a white uPVC double-glazed window overlooking the courtyard. Under-bench space for a washing machine and space for a tall fridge freezer. A white uPVC double-glazed door provides direct access to the rear courtyard, and an internal door leads to the shower room and WC.

SHOWER ROOM AND WC

10'9 x 5'4

Overall across the two areas. A stylish, recently installed space arranged in two connected areas, with tiled flooring and wall tiling. Fitted with a WC, a large corner shower enclosure with sliding glass doors and a shower supplied from the combi boiler, featuring a fixed overhead shower and separate handheld attachment. Wash basin set into a vanity unit with chrome tap, chrome ladder-style radiator, extractor fan and a white uPVC double-glazed window with privacy glass.

EXTERNALLY

Rear courtyard - A very spacious rear courtyard with comfortable vehicle access through a single up-and-over garage door, providing secure off-street parking. A separate side gate offers pedestrian access, including access for refuse bins.

GENERAL

The property has been completely refurbished and benefits from a new roof, new kitchen, new bathroom, new floor coverings, re-plastering, an upgraded central heating system and further improvements. Offered with NO CHAIN, with potential for a quick completion.





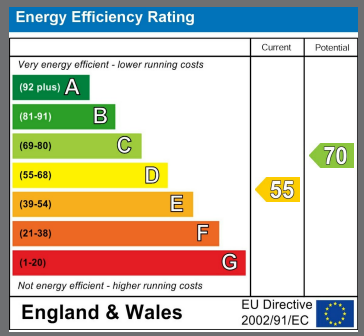


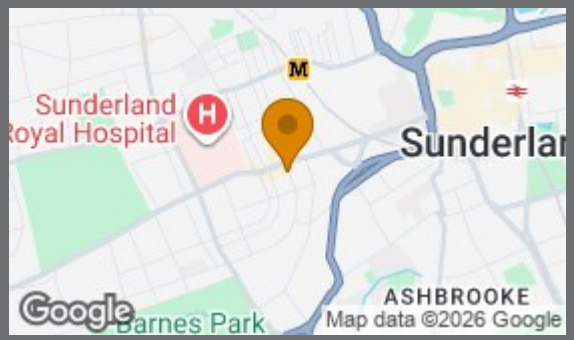




Local Authority
Sunderland

Council Tax Band
A





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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