

The Broadway
Barnes
Sunderland
SR4 8PA



good life 
sales & lettings

The Broadway

£245,000

INTRODUCTION

MUCH LARGER STYLE 3 DOUBLE BED SEMI BUILT @ 1930 - CONSIDERABLE REAR EXTENSION - MODERNISED & WELL PRESENTED THROUGHOUT - ONE OF ONLY 2 CONSTRUCTED IN THIS STYLE - MULTI CAR DRIVEWAY + GARAGE - 2 RECEPTION ROOMS - LOVELY REAR GARDEN WITH SUNNY ASPECT ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Beautiful original staircase, original front facing leaded stained glass window, natural wood flooring, double radiator, 3 doors leading off 2 to receptions rooms and 1 to kitchen. Under stairs cupboard providing storage.

RECEPTION ROOM 1

A beautiful large formal living room with natural wood flooring, double radiator, what is believed to be an original brick fireplace with period detail and hearth with built-in log burning stove (Aga) large white uPVC double-glazed bay window allowing lots of light into the space, ceilings of approx. 8ft 10" high creating a lovely spacious feel to the room.

RECEPTION ROOM 2

A lovely large second reception room. Natural wood flooring, double radiator, patio doors and windows leading out to rear extension.

SUN ROOM EXTENSION

Laminate wood-effect flooring, radiator, white uPVC double-glazed window and white uPVC double-glazed doors leading out to raised decked patio. This is a lovely room forming part of an extension to the original house and is shared with a similar size extension on the others side of the partition wall. Please note, vendor advises us that the partition wall could be removed as the extension was constructed as one and there would be the possibly to create one large open space to the rear of the property which offers the potential for a stunning light conversion/alteration.

KITCHEN

Laminate slate-effect flooring, recently installed white high gloss kitchen with black granite work surfaces, ceramic sink with chrome Monobloc tap, integrated electric oven, integrated microwave, integrated dishwasher, integrated washing machine, space for a large American style fridge/freezer. The room is open plan to the extension.

BREAKFAST ROOM

Open plan to the kitchen, the breakfast room offers a lovely extended space to the rear of the property comprising, continuation of the kitchen units on one wall with integrated under bench freezer, integrated dryer with natural wood work surface above, ample space for table and chairs and sliding uPVC double-glazed doors which lead directly onto the rear garden and patio. This is a lovely room enjoying a sunny aspect.

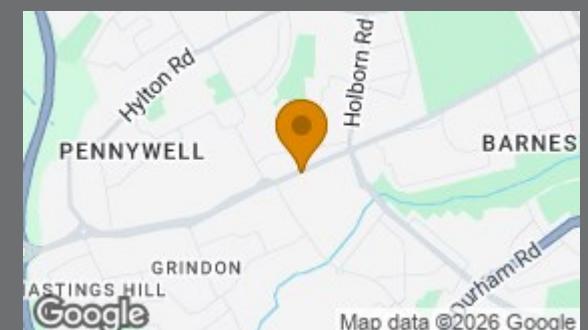
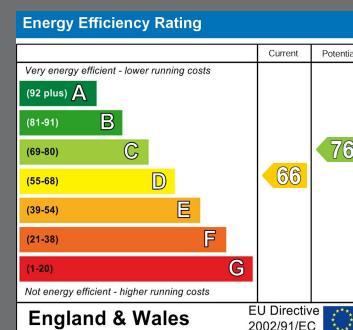
FIRST FLOOR LANDING

Lovely large landing with front facing white uPVC double-glazed window, loft hatch, 4 doors leading off to 3 double bedrooms and 1 to bathroom, built-in cupboard providing useful additional storage.



Local Authority
Sunderland

Council Tax Band
C



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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