

Mount Road
Barnes
Sunderland
SR4 7ND



good life
sales & lettings



Mount Road

£120,000

INTRODUCTION

3 BEDROOM MID TERRACED HOUSE - 2 RECEPTION ROOMS - BATHROOM & SEPARATE WC - REQUIRES UPDATING - GENEROUS REAR GARDEN - NO CHAIN VACANT POSSESSION

ENTRANCE VESTIBULE

Partially glazed door leading into the front porch. Single glazed wooden framed windows. White UPVC double glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring. Original staircase to first floor landing. Built in cupboard housing a fairly modern consumer unit and electric meter. Wooden framed, single glazed original window facing into the porch. Wall mounted electric radiator. Understairs cupboard. Three doors leading off to the two reception rooms and one to the kitchen.

RECEPTION ROOM 1

Carpet flooring. Gas fire. Two white, front facing UPVC double glazed windows.

RECEPTION ROOM 2

Measurements taken up to chimney breast. Carpet flooring. Two rear facing, white UPVC double glazed windows. Two built in cupboards either side of the chimney breast. Fireplace is of period style with tiled back and gas fire. This room runs adjacent to the kitchen. Some properties of this style have combined this room into the kitchen, to create a sizeable kitchen/dining room.

KITCHEN

Runs adjacent to reception room two. Laminate tile like flooring. Rear facing, white UPVC double glazed window. White UPVC double glazed door opening onto the rear garden. Small, fitted kitchen with contrast laminate work surfaces and stainless steel sink with matching tap.

FIRST FLOOR LANDING

Stairs leading from entrance hall to first floor landing. 5 doors leading off to WC, bathroom and 3 bedrooms.

W C

Toilet with a low level cistern. White UPVC double glazed window facing the rear.

BATHROOM

Bath with chrome taps. Sink with chrome taps. White, rear facing UPVC double glazed window with privacy glass.

BEDROOM ONE

Two white UPVC double glazed windows, front facing. Lovely views overlooking The Green. Tiled fireplace with matching hearth. This is a double bedroom.

BEDROOM TWO

Period style fireplace. Rear facing, white UPVC double glazed window. Wall mounted gas water heater. This is a double bedroom.

BEDROOM THREE

REAR GARDEN

Fairly large rear garden plot with manual up and over garage door providing vehicle access to a car port with a corrugated roof. Various areas of paving and shrubs with pedestrian access into back lane. Neighbouring properties appear to be well maintained

GENERAL

This property is available with vacant possession and no chain. It does require a degree of updating.

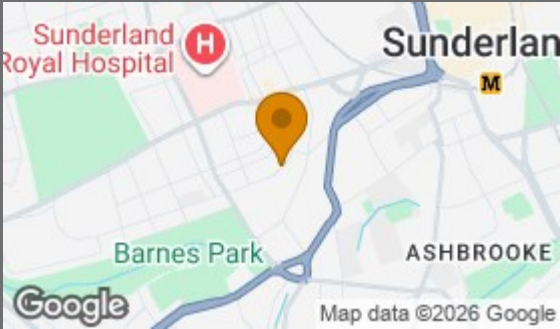


Local Authority

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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