Ormonde Street, High Barnes, Sunderland

Offers over £204,950

A fabulous four bedroom mid terrace house that has undergone major upgrading and modernisation to provide an exceptional standard of accommodation. Internally the stunning interior is accessed via an impressive reception hall with 3/4 panelled walls, a grand staircase to the first floor and a cloakroom/wc. The lounge has a bay window to the front, a wood burning stove and decorative plasterwork to the ceiling. The stylish kitchen is fitted with an excellent range of units and a selection of integrated appliances. Completing the ground floor is a useful utility and a cloakroom/wc. On the first floor there are four bedrooms and a superb contemporary bathroom/wc. Benefits of the property include double glazed windows, gas central heating to radiators and a generous block-paved courtyard to the rear with a remote control roller shutter access door, providing extensive off street parking. Situated within this highly regarded location, the property is ideally positioned close to local amenities, shops and schools, including Barnes Infants as well as Sunderland Royal Hospital and there are excellent transport connections to surrounding areas. Available with no upper chain involved, viewing is essential to appreciate this stunning home!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door into the entrance lobby.

Entrance Lobby
Storage cupboard and inner wooden door to the reception hall.

Reception Hall

Stairs to the first floor with storage under and a double radiator.

Lounge 13'1" x 16'0"

Double glazed bay window to the front and a double radiator. Feature inglenook fireplace with a Portway wood burning stove, reclaimed brick chamber, solid oak beam and slate hearth.

Dining Room 14'4" x 14'3"

Double glazed window to the rear, double radiator and a Victorian cast iron fireplace with wooden mantel surround and glazed ceramic tile insert.

Kitchen 13'11" x 8'10"

Range of modern wall and base units with countertops over incorporating a 1.5 bowl sink and drainer unit with mixer tap. Integrated double oven, electric hobs and extractor fan, fridge freezer and dishwasher. Vertical radiator, double glazed window and UPVC door to rear. Door to utility.

Utility 5'9" x 7'4"

Base units with countertops over, integrated washing machine, double radiator double glazed window to rear. Door to Shower room.

Shower Room

Dual head waterfall shower and low level WC with integrated hand wash basin. Heated towel rail and double glazed window to the rear.

Half Landing
Stairs to first floor landing and doors to

Bedroom 4 8'11" x 8'11"

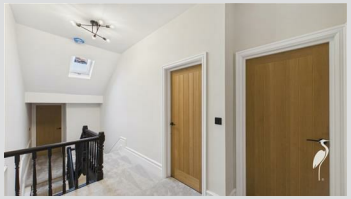
Double glazed window to the rear and a double radiator.

Bathroom

Modern suite featuring a bath with dual head waterfall shower over, low level wc and hand wash basin set into vanity unit. LED touch control mirror, radiator and double glazed window.

MAIN ROOMS AND DIMENSIONS

First Floor Landing



Double radiator, Velux window and doors to

Bedroom 1 14'6" x 13'1"

Double glazed window to the rear, double radiator and 2x storage cupboards.

Bedroom 2 13'2" x 13'1"

2x double glazed window to the front, double radiator and a storage cupboard.

Bedroom 3 9'7" x 7'3"

Double glazed window to the front and a double radiator.

Outside

Generous block-paved courtyard to the rear with a remote control roller shutter access door, providing extensive off street parking.

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.

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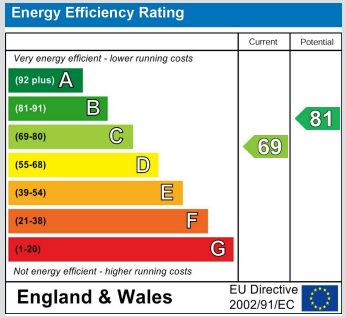
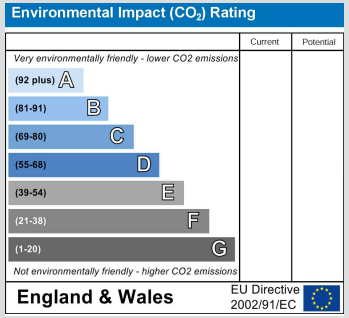
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

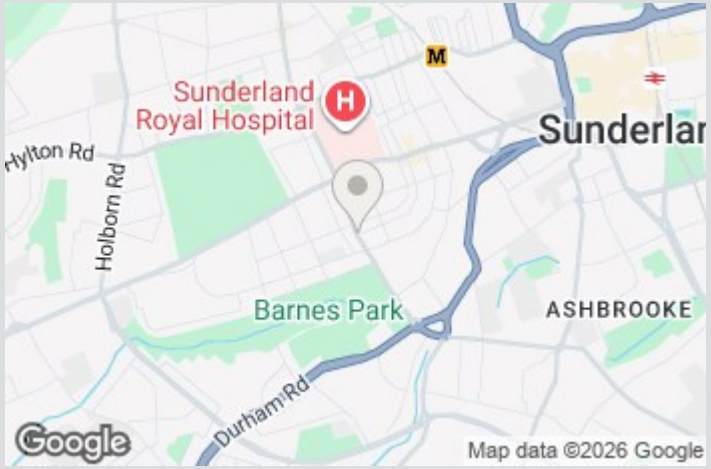
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

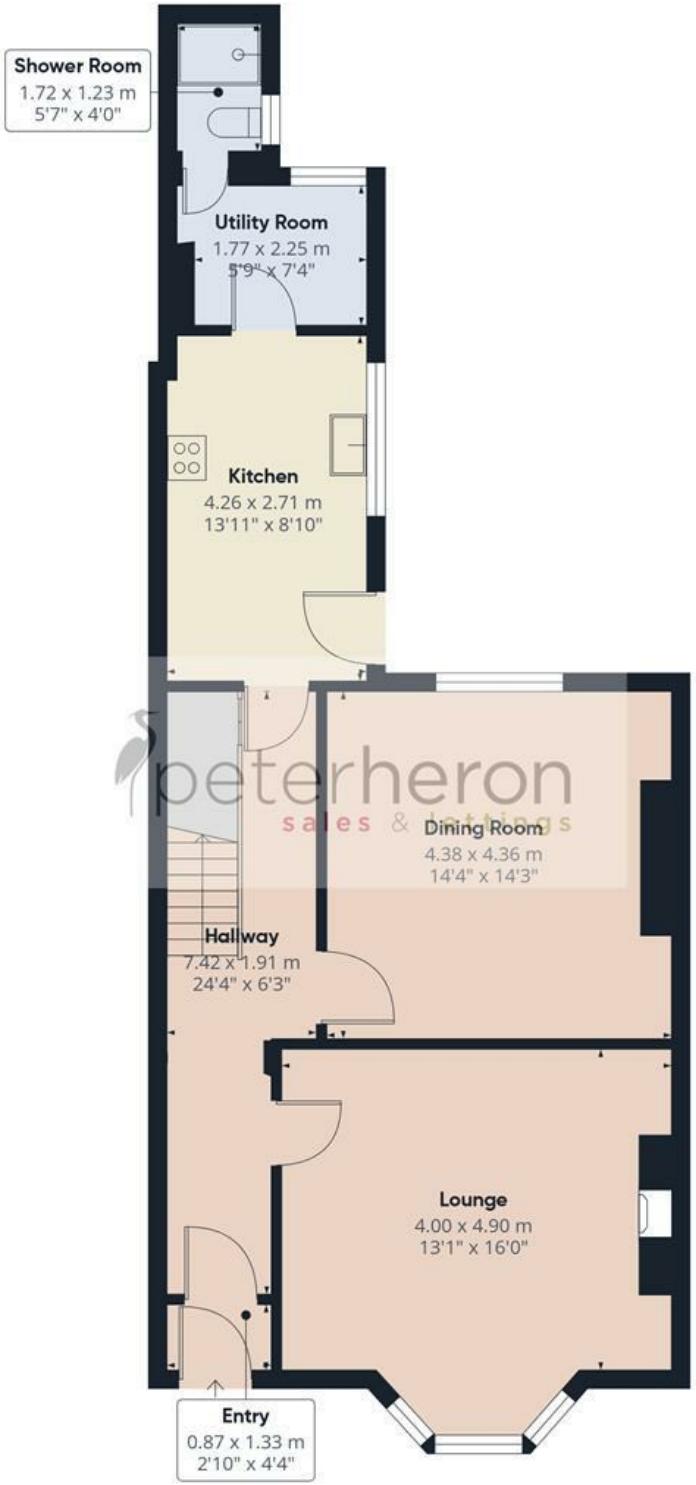
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

MAIN ROOMS AND DIMENSIONS









Ground Floor

First Floor

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Approximate total area(1)

135.7 m²

1459 ft²

(1) Excluding balconies and terraces

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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