

Ormonde Street, High Barnes, Sunderland £219,950











This exceptional mid terrace house has undergone a significant programme of upgrading and modernisation to provide a truly remarkable home. The sensitive refurbishment has provided many impressive upgrades whilst retaining many attractive character features. Internally the stunning interior is accessed via an entrance vestibule, connecting through to a superb reception hall with a grand staircase to the first floor and a cloakroom/wc. There are two generous reception rooms and a fabulous kitchen / diner, featuring bi-folding doors to the rear courtyard and an excellent range of stylish units, luxury worksurfaces and a selection of integrated appliances. On the first floor there are three bedrooms and a beautiful bathroom/wc. Features of the property include double glazed windows, gas central heating to radiators, an attractive town garden to the front 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 sensational home!

MAIN ROOMS AND DIMENSIONS

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

Entrance Lobby
Storage cupboard and inner wooden glass panelled door to

Reception Hall



Double radiator, stairs to first floor with storage under and storage cupboard.

Lounge 14'4" x 13'3"



Double glazed bay window to the front, double radiator.

Dining Room 12'9" x 13'2"



Double glazed window to the rear and a double radiator.

Open Plan Kitchen/Diner 9'6" x 20'10"



Range of modern wall and base units with countertops over incorporating a 1.5 bowl undermount sink and drainer unit with mixer tap. Integrated oven with electric hobs and extractor hood. Space for a washing machine, tumble dryer and fridge freezer. Bi-folding doors to rear and a radiator.

Cloakroom/WC



Low level WC, wash hand basin set into vanity unit and double glazed window to the rear.

Half Landing
Stairs to first floor landing and a door to the bathroom.

Bathroom



Freestanding bath, low level WC and hand wash basin.

Radiator, LED touch mirror and double glazed window to rear.

First Floor Landing



Double radiator and doors to

Bedroom 1 11'8" x 13'3"



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

MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'10" x 13'4"




Double glazed window to the rear, double radiator and a storage cupboard.

Bedroom 3 7'3" x 9'8"



Double glazed window to the rear and a double radiator.

Outside






Attractive garden to the front with lawned, block paved and gravelled areas. Generously sized rear garden, fully block paved with a roller shutter to rear lane offering off street parking.

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

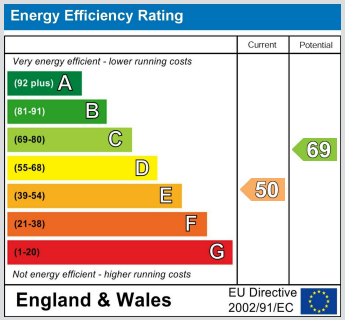
Council TaxBand
The Council Tax is Band B.

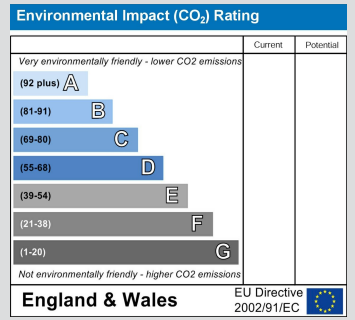
Important Notice
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

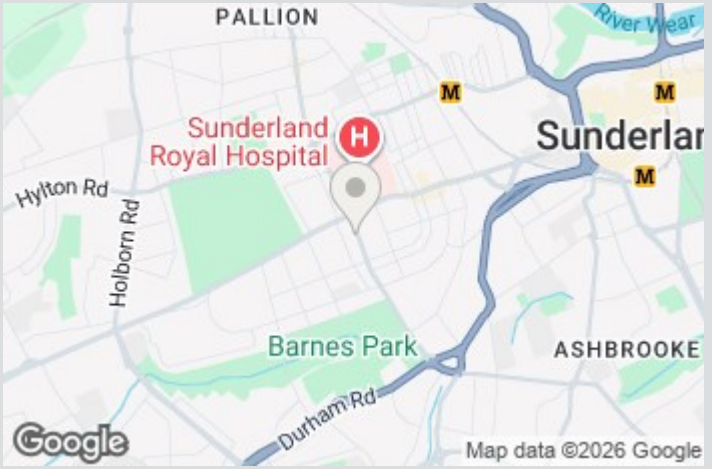
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on .

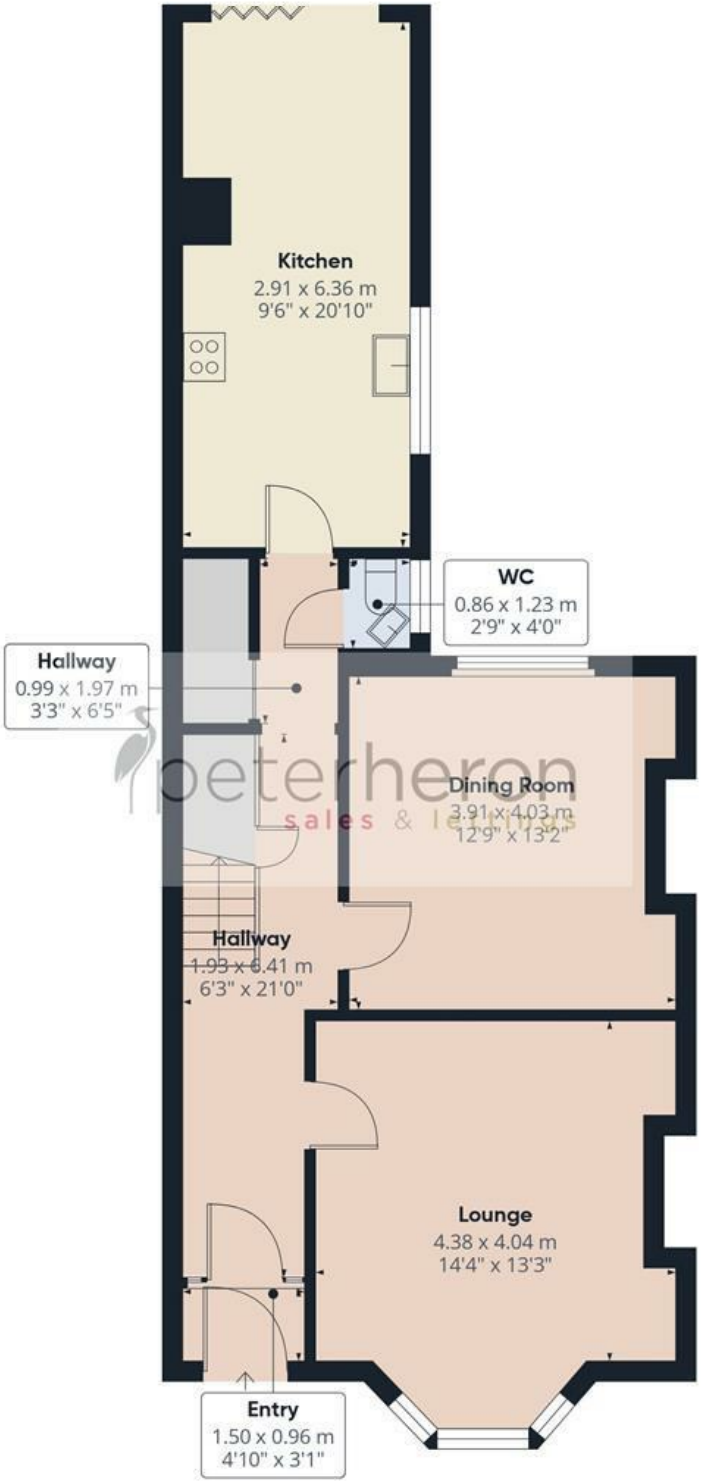
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

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

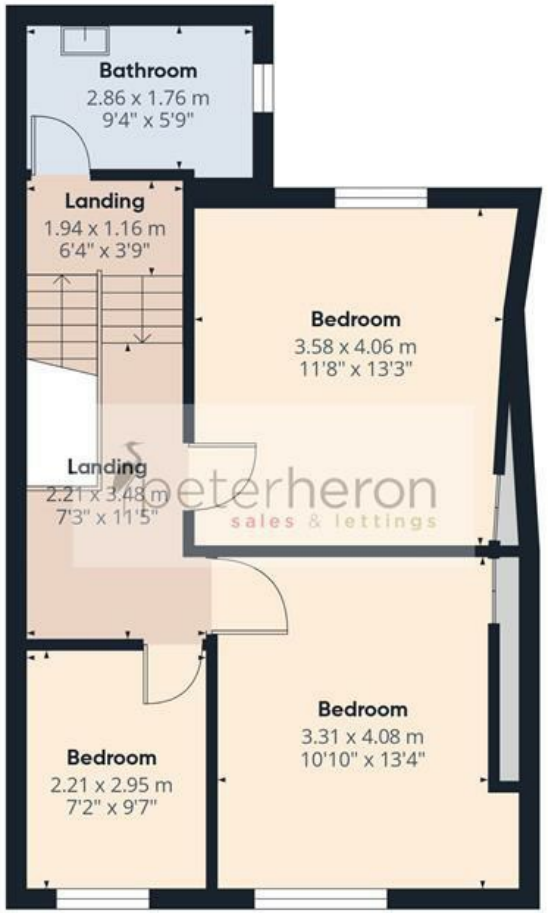








Ground Floor



First Floor



peterheron
sales & lettings

Approximate total area(1)

121.6 m²

1309 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.

GIRAFFE360