



MICHAEL HODGSON

estate agents & chartered surveyors

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## BARNES VIEW, SUNDERLAND

£359,950

A stunning 4 bed semi detached house situated in an enviable position on Barnes View boasting superb views over Barnes Park providing convenient access to local shops, schools and amenities as well as excellent transport links. The property itself has been meticulously improved and modernised by the current owners and boasts contemporary decor, luxury bathroom suite, fantastic kitchen and many extras of note. The internally the generous yet versatile living space briefly comprises of: Entrance Hall, Living Room, Sitting Room, Kitchen / Dining Room, Separate WC and to the First Floor, Landing, 4 Bedrooms and a Bathroom. Externally there is a gated entrance opening to a block paved driveway leading to the house and detached garage in addition to a generous mature well stocked garden boasting an array of plants, trees, shrubs, lawn and patio area whilst to the rear there is a lovely garden having a block paved patio, raised lawn, patio to the rear of the garden and three outhouses. Viewing of this exceptional family home is unreservedly recommended.

Semi Detached House  
Living Room  
Kitchen / Dining Room  
Stunning Property

4 Bedrooms  
Sitting Room  
Garage & Gardens  
EPC Rating: D



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### Entrance Hall

The entrance hall has an exposed wood strip floor, cupboard under stairs, radiator with cover, stairs leading to the first floor, coving to ceiling, recessed spot lighting, double glazed stained glass window, alarm control panel

### Living Room

17'10" x 12'11"

The Living Rom has a double glazed box bay window to the front elevation, two radiators,

### Sitting Room

17'3" to bay x 13'1"

The Sitting Room has a double glazed box bay window to the front elevation, radiator in bay, feature fireplace with electric fire

### Kitchen/Dining Room

19'10" x 13'5"

An L shaped Kitchen/Dining Room having a T-fall roof in part, two radiators, double glazed French doors opening to the rear garden, recessed spot lightning, coving to ceiling.

The Kitchen has a comprehensive range of floor and wall units, double electric oven, induction hob with extractor over, sink and drainer with mixer tap, integrated dishwasher and washing machine,

### WC

Low level wc, wash hand basin with mixer tap set on a vanity unit, two double glazed windows

### First Floor

Landing, Double radiator, storage cupboard, feature stained glass double glazed window

### Bathroom

Luxury white suite comprising low level wc, pedestal wash and basin with mixer tap, corner shower with Rainfall style shower head and tiled surround, free standing bath with mixer tap, tiled floor, two double glazed windows, chrome towel radiator

### Bedroom One

12'10" x 18'3"

Front facing double glazed box bay window to the front elevation with views over barnes park and beyond, radiator in bay and an additional radiator.

### Bedroom Two

13'3" x 17'5" to bay

Front facing, doubled glared box bay window overlooking the front garden and Barnes Park, radiator in bay

### Bedroom Three

9'6" x 13'9"

Rear facing, double glazed window, double radiator

### Bedroom Four

10'5" x 7'4"

Rear facing, double glazed box bay window, double radiator

### External

Externally there is a gated entrance opening to a block paved driveway leading to the house and detached garage in addition to a generous mature well stocked garden boosting an array of plants, trees, shrubs, lawn and patio area whilst to the rear there is a lovely garden having a block paved patio, raised lawn, patio to the rear of the garden and three outhouses.

### Garage

9'1" x 16'11"

Detached garage accessed via and electric roller shutter to the rear and an up and over garage door to the front. . Mezzanine storage level above

### MORTGAGE ADVICE

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### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

# M I C H A E L   H O D G S O N

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