



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



BARNES VIEW, SUNDERLAND

£695,000

Rare to the market, this outstanding property on highly desirable street Barnes View is a double-fronted, detached, 4-bedroom house, extensively renovated by the owners to create a beautiful family home. On a large set-back plot overlooking Barnes Park, it feels secluded and surrounded by nature. Whilst boasting contemporary décor, it retains period features such as stained-glass windows, wood panelling, and an internal bell system.

Entering via an impressive hallway, the ground floor leads onto an extended open plan kitchen/dining room. Practical yet luxurious, it includes all modern amenities including an electric Aga, bi-fold patio doors, heated floor, and separate utility room.

There are a further two reception rooms downstairs, including a lounge and a large dining room. The lounge is a relaxing and peaceful space, with a large bay window looking onto views of the garden and trees of the park beyond. A separate dining room, currently used as a play room, is a delightful, expansive space and could be used for a variety of purposes.

The first floor comprises of four generously sized bedrooms. The master bedroom has been recently renovated to include bespoke fitted wardrobes for practical living. Bath front bedrooms boast large bay windows, allowing you views of rooftops from your bed.

Alongside the bedrooms is a wonderful family bathroom with a modern suite, including a double shower and sumptuously large bath. The upstairs WC is in a separate room for added convenience.

Externally the home has large gardens, patios, and even an enchanting "Hobbit Hole" den, ideal for playing in and even suitable for camp outs. A long driveway leads to a detached garage with electric door, and an EV charging port is on the side of the house.

Excellent situated for local shops, schools, and the A19. It is only a short car journey to the fantastic Roker seafront.

Viewing of this exceptional family home is unreservedly recommended.

Detached House

Living Room

Sitting / Dining Room

Garage & Gardens

4 Bedrooms

Kitchen / Dining / Family Room

Stunning Property

EPC Rating: C



BARNES VIEW, SUNDERLAND

£695,000

Entrance Hall

An impressive hallway having a radiator, Amtico flooring.

Living Room

19'3" to bay x 14'11"

The formal living room has a double glazed bay window to the front elevation, coving to ceiling, double radiator, feature fireplace with gas fire.

Sitting / Dining Room

30'6" to bay x 14'11"

A versatile room that could be used as a sitting room or dining room having a double glazed bay window to the front elevation, ornate feature fireplace, stained glass window to the rear elevation, radiator.

Kitchen / Dining / Family Room

30'8" x 16'7"

The extended open plan kitchen / dining / family room has a bespoke fitted kitchen having a range of floor and wall units, granite worktops, double sink with mixer tap, AGA Range cooker, integrated fridge freezer, central island with granite worktops, double sink with mixer tap, bi folding doors to the garden, vaulted ceiling in part with three velux style windows, under floor heating

Utility

9'8" x 4'5"

Tiled floor with under floor heating, radiator, wash hand basin with mixer tap, recessed spot lighting, sky light, cupboard with wall mounted gas central heating boiler.

CloakRoom

Accessed from the entrance hall having an Amtico floor leading to WC.

WC

Suite comprising of a low level WC, towel radiator, amtico flooring, double glazed window, pedestal basin.

First Floor

Landing, radiator, stained glass window, storage cupboard with ladder access to the loft and an additional storage cupboard.

Bedroom 1

15'1" max x 18'11" max

Front facing, full range of fitted wardrobes, double glazed bay window, radiator, lovely views over Barnes Park

Bedroom 2

18'0" to bay x 15'0"

Front facing, double glazed bay window, radiator, views over Barnes Park

Bedroom 3

11'5" x 14'7" to bay

Rear facing, double glazed bay window, radiator in bay, radiator.

Bedroom 4

14'3" x 8'4"

Front facing double glazed window, radiator.

Bathroom

Suite comprising of a wash hand basin sat on a vanity unit, tiled floor, shower cubicle with rainfall style shower head and an additional shower attachment. roll top bath with mixer tap, double glazed window, extractor

WC

Low level WC, pedestal basin, tiled floor.

Loft

Accessed via ladder in cupboard on landing providing a useful loft / storage space.

Garage

Detached double garage access via an electric roller shutter.

Externally

Externally the property is set on a lovely garden plot having to the front mature lawned garden stocked with an abundance of plants, trees and shrubs, a side driveway leading to the garage whilst to the rear is a paved patio area and raised lawn. There is the added benefit of an EV charging point.

COUNCIL TAX

The Council Tax Band is Band F.

TENURE

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

M I C H A E L H O D G S O N

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. 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. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. 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. 10. 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.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

