



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



BARNES VIEW, SUNDERLAND

£389,950

Nestled on the desirable Barnes View this superb semi-detached house offers an exceptional living experience. With 4 bedrooms and two inviting reception rooms, this property is perfect for families seeking comfort and style.

The house has been thoughtfully improved and modernised by the current owners, showcasing contemporary décor that creates a warm and welcoming atmosphere. The heart of the home is undoubtedly the fantastic kitchen and family room, designed for both functionality and social gatherings.

The internal layout includes a lovely entrance hall that leads to the principal living space, providing a seamless flow throughout the home. The property also benefits from superb views over Barnes Park, allowing residents to enjoy the beauty of the outdoors right from their doorstep. The internal living accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, WC, Kitchen / Dining / Family Room and to the First Floor, 4 Bedrooms and a Bathroom. Externally the property enjoys a generous front garden having an expensive lawn, block paved driveway for off street parking whilst to the rear is a courtyard garden and access to the garage.

Convenience is key, as this home is ideally situated near local shops, schools, and amenities, making it an excellent choice for families. Additionally, the property boasts excellent transport links, ensuring easy access to the wider area.

Viewing this exceptional family home is unreservedly recommended, as it truly embodies the perfect blend of modern living and prime location. Don't miss the opportunity to make this beautiful house your new home.

Semi Detached House
Living Room
Garage & Gardens
Lovely Property

4 Bedrooms
Kitchen / Dining / Family Room
Viewing Advised
EPC Rating:



BARNES VIEW, SUNDERLAND

£389,950

Entrance Porch
The entrance porch has a laminate floor, stained glass windows leading, to the inner hall.

Inner Hall
The inner hall has a Herringbone style laminate floor, wood panelled walls, stairs to the first floor, double radiator, two storage cupboards, one with wall mounted gas central heating boiler.

Living Room
15'0" x 18'0" to bay
The living room has a double glazed bay window overlooking the front garden, radiator in bay, ornate feature fire place.

Kitchen / Dining / Family Room
17'4" max x 25'4" max plus kitchen area of 15'8" x
An open plan L shaped kitchen / dining / family room with laminate floor, double glazed window to the rear elevation, radiator, recessed spot lighting,
double glazed french doors to the garden, inset shelving and storage.

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, radiator electric oven with electric hob with extractor over, integrated fridge freezer washing machine and dishwasher recessed spot lighting,

WC
Double glazed window, laminate floor, low level WC, inset wash hand basin with mixer tap.

First Floor
Landing, stained glass window to the side elevation,

Bedroom 1
12'11" x 14'6"
Front facing, double glazed bay window, window seat, recessed fitted wardrobe, double radiator.,

Bedroom 2
15'0" x 14'5"
Rear facing, double glazed window, radiator, window seat.

Bedroom 3
16'6" x 8'7"
2 Double glazed windows, radiator.

Bedroom 4
11'1" x 10'6"
Front facing, radiator.

Bathroom
White suite comprising of a low level WC, pedestal basin wit mixer tap, bath with mixer tap and shower attachment, double glazed window, towel radiator, recessed spot lighting.

Externally
Externally the property enjoys a generous front garden having an expensive lawn, block paved driveway for off street parking whilst to the rear is a courtyard garden and access to the garage.

Garage
Accessed via a roller shutter.

TENURE
We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 13th may 1935. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX
The Council Tax Band is Band D.

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

