



MICHAEL HODGSON

estate agents & chartered surveyors





## BARNES VIEW, SUNDERLAND

£495,000

This impressive 4 bed detached house is situated fronting Barnes Park on Barnes View and offers a hugely popular and sought after location being close to many amenities and offers easy access to shops, schools and Sunderland City Centre and the A19 is only a short car journey. Internally the generous and versatile living space briefly compromises: Entrance Hall, 3 Bedrooms, Utility, Bathroom and to the First Floor Living Room, Kitchen/ Breakfast Room, Bedroom & Shower Room. Externally the property enjoys a front lawned front garden and driveway for ample parking whilst to the rear is a lawned garden and gravelled area, patio area, 2 side gates to access the front of the property and a door to back lane. Viewing of this stunning home is highly recommended.

Detached House

4 Bedrooms

Living Room

Kitchen/ Breakfast Room

Bathroom & Shower Room

Front & Rear Garden

Stunning Home

EPC Rating: C



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Entrance Hall  
Entrance hall, radiator, storage cupboard, vinyl floor, stairs to first floor

Bedroom  
14'5" x 11'9"  
Front facing, storage cupboard with combi boiler with mega flow, double glazed window, recess spot lighting, radiator

Bedroom  
11'9" x 13'6"  
Storage cupboard, double glazed window, front facing, radiator, recess spot lighting

Utility Room  
4'11" x 7'3"  
Storage cupboard, plumbed for washer and dryer

Bedroom  
14'11" x 8'1"  
Radiator, double glazed window, recess spot lighting

Bathroom  
The Bathroom comprises of bath with mixer tap and additional shower head, low level WC, wash hand basin in vanity, shower with rainfall style shower head and tiled surround part tiled walls, recess spot lighting

First Floor  
Large double glazed window, radiator

Bedroom  
11'8" x 11'3"  
Walk in wardrobes, loft access, double glazed window, recess spot lighting, fitted wardrobes, radiator

Living Room  
19'10" x 17'10"  
The living room has a double glazed window to the front elevation, radiator, log burner with tiled hearth and opening to:

Kitchen / Breakfast Room  
26'1" x 11'5"  
The kitchen has a comprehensive range of floor and wall units, sink and drainer with mixer tap, wine cooler, integrated dishwasher, freezer, fridge, electric double oven, induction hob with extractor over, tiled floor, double glazed window to the rear, double glazed French door tp the rear garden, built in seating area

Shower Room  
Double glazed window, low level WC, wash hand basin, shower with rainfall style shower head, towel radiator, double glazed window

External  
Externally the property enjoys a front lawned front garden and driveway for ample parking whilst to the the rear is a lawned garden and gravelled area, patio area, 2 side gates to access the front of the property and a door to back lane.

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# M I C H A E L   H O D G S O N

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