



By Auction £140,000

Durham Road, Barnes, SR3 4AJ

FOR SALE BY AUCTION - BUYER'S PREMIUM OF £5,000 + VAT

****AVAILABLE WITH IMMEDIATE VACANT POSSESSION****

<https://auctions.hanoverauctionhouse.co.uk/lot/details/48584>

This spacious 3 bedroom semi detached family home has a fantastic open aspect to the rear as well as the rare benefit of rear lane access with a detached garage and additional secure off street parking.

Requiring a general scheme of modernisation throughout which is reflected in the realistic asking price.

Internally the accommodation briefly comprises spacious reception hall, lounge with bay window, dining room with bay window, extended kitchen. Whilst at first floor there are 3 good sized bedroom, family bathroom and separate WC.

Externally there are very well maintained gardens to both front and rear which comprises of lawns, borders, mature planting, wildlife pond, detached garage, additional secure off street parking. Additionally there is a useful dry cellar suitable for storage.

Located on Durham Road being within easy reach of the City Centre, A19/A690 regional road networks, as well as being within close proximity to Barnes Park, excellent primary and secondary schools and a range of local everyday amenities.

We would highly recommend an internal inspection of this property to fully appreciate the potential which it has to offer.

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Entrance Vestibule

Hall

Staircase to first floor.

Lounge

12'4" x 12'6" (3.75m x 3.82m)



Bay window, feature fireplace, ornate ceiling.

Dining Room

12'2" x 12'0" (3.71m x 3.65m)



Bay window, alcoves

Kitchen

9'11" x 11'5" (3.01m x 3.48m)



Fully fitted kitchen comprising of a range of base & eye level units with co-ordinate worktops.

First Floor

Landing

Bedroom

12'4" x 12'8" (3.76m x 3.86m)

Bedroom

12'2" x 11'5" (3.70m x 3.48m)

Bedroom

6'11" x 7'10" (2.10m x 2.39m)

Bathroom

Panel bath, pedestal wash hand basin.

WC

Low level wc.

Externally



Externally there are very well maintained gardens to both front and rear which comprises of lawns, borders, mature planting, wildlife pond, detached garage, additional secure off street parking.

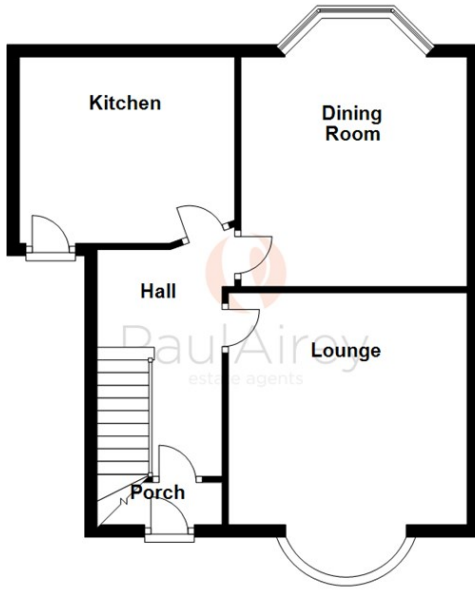
Rear Views

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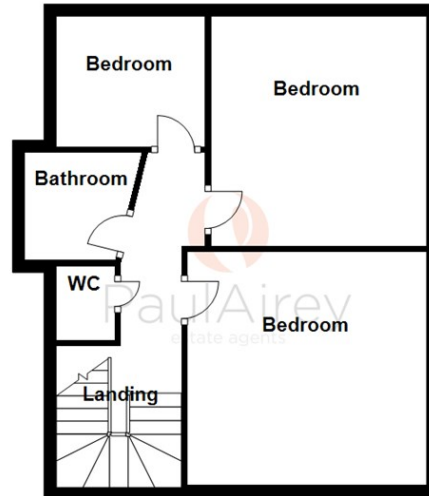
Ground Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



First Floor

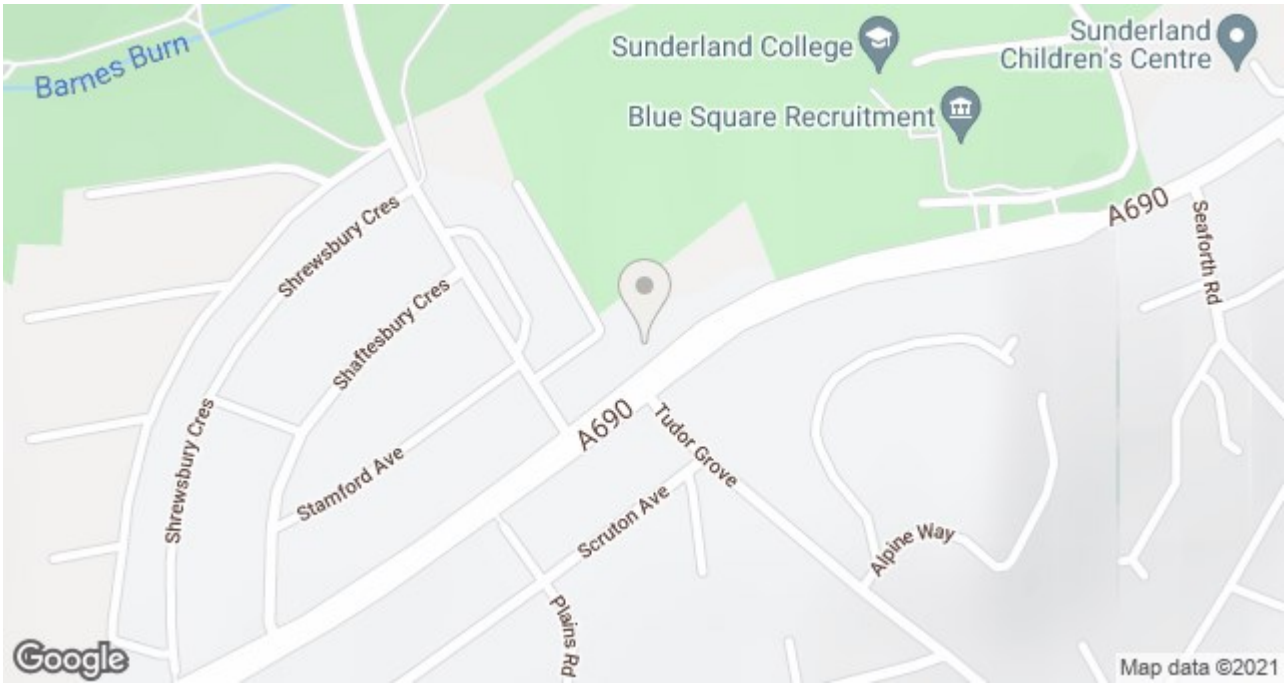
Approx. 46.1 sq. metres (496.0 sq. feet)



Total area: approx. 95.7 sq. metres (1030.3 sq. feet)

Disclosure - This floor plan cannot be relied upon for measuring of any fixtures and fittings and is for illustration purposes only.
Plan produced using PlanUp.

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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. 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. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 53 | 75 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 45 | 68 |
| England & Wales | | EU Directive 2002/91/EC | |