



62 General Graham Street, High Barnes, Sunderland, Tyne & Waer, SR4 7JF

£127,500

THOMAS WATSON

Estate Agents

A fully modernised and improved 3 bedroom Terraced House situated in this popular residential location close to Barnes Park, Chester Road and all amenities. The property benefits from a new roof, UPVC double glazing, gas central heating, a security system and good decorative order throughout. The accommodation briefly comprises entrance hall, hallway, large living room to front, separate dining room to rear, large fully fitted luxury kitchen with Baxi combination boiler, oven and hob, 3 first floor bedrooms, family bathroom/WC. Block paved forecourt to front and block paved rear yard with electric roller door providing car parking space. Early inspection is highly recommended.



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

HALLWAY

Central heating radiator. Staircase off.



LIVING ROOM (front) 4.40 x 4.13 (14'5" x 13'7")

Central heating radiator. Feature fireplace with fitted gas fire.



DINING ROOM (rear) 3.18 x 4.07 (10'5" x 13'4")

Double central heating radiator.



KITCHEN 5.78 x 2.09 (19'0" x 6'10")

Range of fully fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer. Tiled floor. Part tiled walls. Baxi combi boiler. Stable door. Electric oven and ceramic hob. Central heating radiator.



FIRST FLOOR

HALF LANDING



BATHROOM/WC 2.14 x 1.48 (7'0" x 4'10")

Fully tiled walls. Central heating radiator. Suite comprising panelled bath, pedestal wash hand basin and low level WC.



MAIN LANDING

Large double storage cupboard.

BEDROOM 1 (rear) 3.78 x 4.13 (12'5" x 13'7")

Double central heating radiator.



BEDROOM 2 (front) 3.08 x 4.07 (10'1" x 13'4")

Central heating radiator.



BEDROOM 3 (front) 3.10 x 2.11 (10'2" x 6'11")

Double central heating radiator.



EXTERNAL

Block paved forecourt to front. Block paved yard to rear with electric roller door providing car parking space.



Disclaimer

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