



2 Hanby Gardens, Barnes, Sunderland, SR3 1UQ
£160,000

THOMAS WATSON
Estate Agents

We are delighted to offer for sale this attractive 3 bedroom Semi Detached house providing great family sized accommodation throughout. Situated in a cul de sac position on this popular development close to Barnes Park and local amenities. The property benefits from full gas central heating and UPVC double glazing. Briefly comprising hallway, living room, separate dining room, fitted kitchen, 3 first floor bedrooms, 2 of which have fitted wardrobes, bathroom/WC with coloured suite. Detached brick garage with driveway and pleasant mature gardens to front and rear.



ACCOMODATION COMPRISES GROUND FLOOR

HALLWAY

Central heating radiator with cover.
Staircase off with storage cupboard.
UPVC double glazed front door.



LIVING ROOM (front) 4.23 x 3.69 (13'11" x 12'1")

Central heating radiator. Fireplace.
Coved ceiling.



DINING ROOM (rear) 4.22 x 5.34 (13'10" x 17'6")

Fireplace with fitted coal effect gas fire.



KITCHEN 4.32 x 2.41 (14'2" x 7'11")

Range of fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer. Electric double oven gas hob with cooker hood. Gas central heating boiler UPVC double glazed



FIRST FLOOR

LANDING

Central heating radiator.



BATHROOM/WC 1.56 x 2.42 (5'1" x 7'11")

Heated towel rail. Fully tiled walls. Coloured suite comprising panelled bath, pedestal wash hand basin and low level wc.



BEDROOM 1 (front) 3.89 x 3.21 (plus wardrobes) (12'9" x 10'6" (plus wardrobes))

Central heating radiator. Fitted wardrobes.



BEDROOM 2 (rear) 3.09 x 3.25 (10'2" x 10'8")



BEDROOM 3 (front) 2.47 x 2.48 (8'1" x 8'2")

Central heating radiator. Fitted wardrobes.



EXTERNAL

Gardens to front and rear with lawns, shrubs, flower beds, block paving and fencing. Detached brick garage (2.4 x 5.14) with electric roller door and driveway.



EXTERNAL



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