



44 Nora Street, High Barnes, Sunderland, Tyne & Wear, SR4 7QW
£117,000

THOMAS WATSON
Estate Agents

****NO CHAIN****An attractive very well presented 2 bedroom dormer style mid terraced cottage situated in this popular residential location close to all amenities with. The property benefits from full gas central heating, UPVC double glazed windows and good decorative order throughout. The property has been improved to a high standard by the present vendors and provides excellent accommodation for the family or first time buyer. The property briefly comprises hallway, dining room opening through to living room, fully fitted kitchen with combi boiler, lobby, bathroom/WC with 3 piece suite including plumbed in shower, 2 double first floor bedrooms and yard to rear with car parking space. Early viewing essential with no onward chain.



ACCOMMODATION COMPRISES

GROUND FLOOR

HALLWAY

Central heating radiator with cover. Storage cupboard. UPVC front door.

DINING ROOM (front) 4.33 x 3.71 (14'2" x 12'2")

Central heating radiator. Feature Fireplace. Double doors through to living room.



DINING ROOM



LIVING ROOM (rear) 4.27 x 5.54 (14'0" x 18'2")

Wood fireplace with fitted gas fire. Staircase off.



LIVING ROOM



KITCHEN 3.52 x 1.87 (11'7" x 6'2")

Range of fully fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer. Electric oven and gas hob. Combi boiler. Plumbed for automatic washing machine.



LOBBY

UPVC door.

BATHROOM/WC 1.94 x 1.76 (6'4" x 5'9")

Central heating radiator. Suite comprising panelled bath with plumbed in shower. Wash hand basin in vanity unit and low level WC. Extractor fan. Part PVC clad walls.



BATHROOM/WC



FIRST FLOOR

LANDING

BEDROOM 1 (rear) 3.71 x 3.97 (12'2" x 13'0")

Central heating radiator. Wood strip floor.



BEDROOM 2 (front) 3.06 x 4.45 (10'0" x 14'7")

Central heating radiator.



EXTERNAL

Yard to rear with car parking space with electric roller door.



Disclaimer

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Energy performance certificate (EPC)

44 NORA STREET
SUNDERLAND
SR4 7QW

Energy rating

E

Valid until 19 November 2030

Certificate number

0535-3901-8209-8600-6204

Property type Mid-terrace house

Total floor area 87 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.