



Colchester Terrace, Barnes, SR4

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Colchester Terrace, Barnes, SR4

£175,000

* 3 BEDROOM * END TERRACE * FREEHOLD * BARNES * COUNCIL TAX BAND B * EPC RATING TBC *

This beautifully presented three-bedroom end-of-terrace house is for sale in the sought-after Barnes area of Sunderland, ideally positioned within this popular residential location and close to its excellent range of local amenities. Well presented and tastefully decorated throughout, it will appeal to first-time buyers and families looking for a ready-to-move-into home.

To the front, a welcoming living/dining room features large windows, built-in storage and a gas fire, creating a comfortable everyday living space. The attractive multi-level kitchen is fitted with wood countertops, a Belfast sink, integrated fridge-freezer and a modern vertical radiator, offering both character and practicality.

Upstairs, the master bedroom enjoys large windows, while the second bedroom is a good-sized double with built-in wardrobes. The third bedroom is a single currently used as an office, making it ideal for home working, study or a nursery. The fully tiled bathroom offers a modern suite with built-in storage, black fixtures and a matching heated towel rail.

Outside, the property benefits from off-street parking and a spacious rear yard with part block paving, part decking, a roller shutter and an outbuilding, providing versatile outdoor space for relaxing, storage or entertaining.

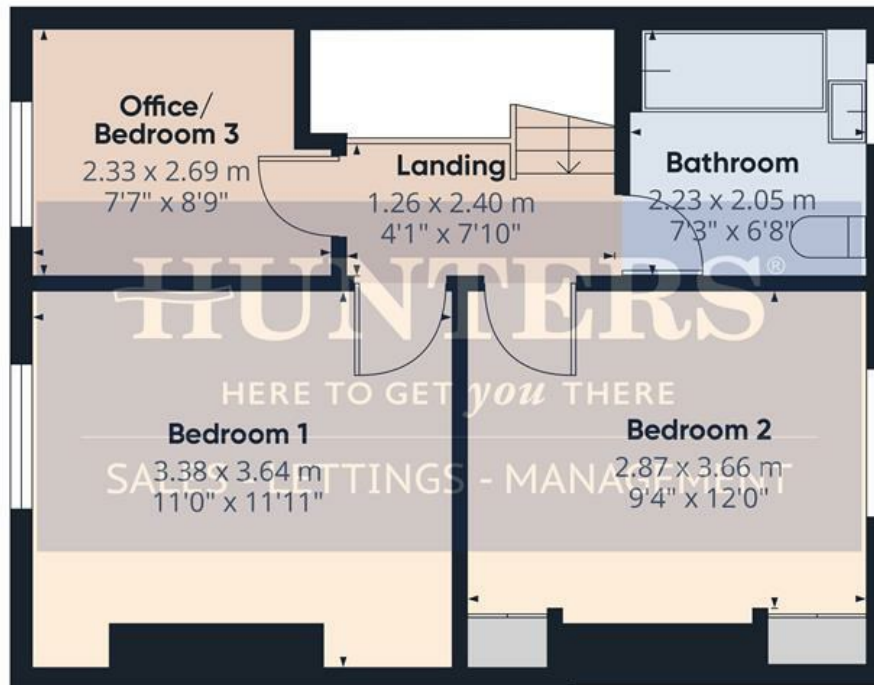
Barnes Junior School is close by, along with other well-regarded schools and a range of cafés, shops and everyday amenities. Barnes Park offers green space, play areas and community use nearby. Public transport links are convenient, with regular bus services into Sunderland city centre and towards the coast.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788

sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1



Approximate total area⁽¹⁾

86.9 m²

935 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Hallway

6'2" x 14'4"

Living/Dining Room

12'4" x 24'2"

Kitchen

6'0" x 9'6"

Kitchen

8'5" x 8'1"

Landing

4'1" x 7'10"

Bedroom 1

11'1" x 11'11"

Bedroom 2


9'4" x 12'0"

Office/Bedroom 3

7'7" x 8'9"

Bathroom

7'3" x 6'8"

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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