



Nora Street, High Barnes, Sunderland, SR4

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Asking Price £115,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 1 BEDROOM * FREEHOLD * COUNCIL TAX BAND A * EPC RATING D *

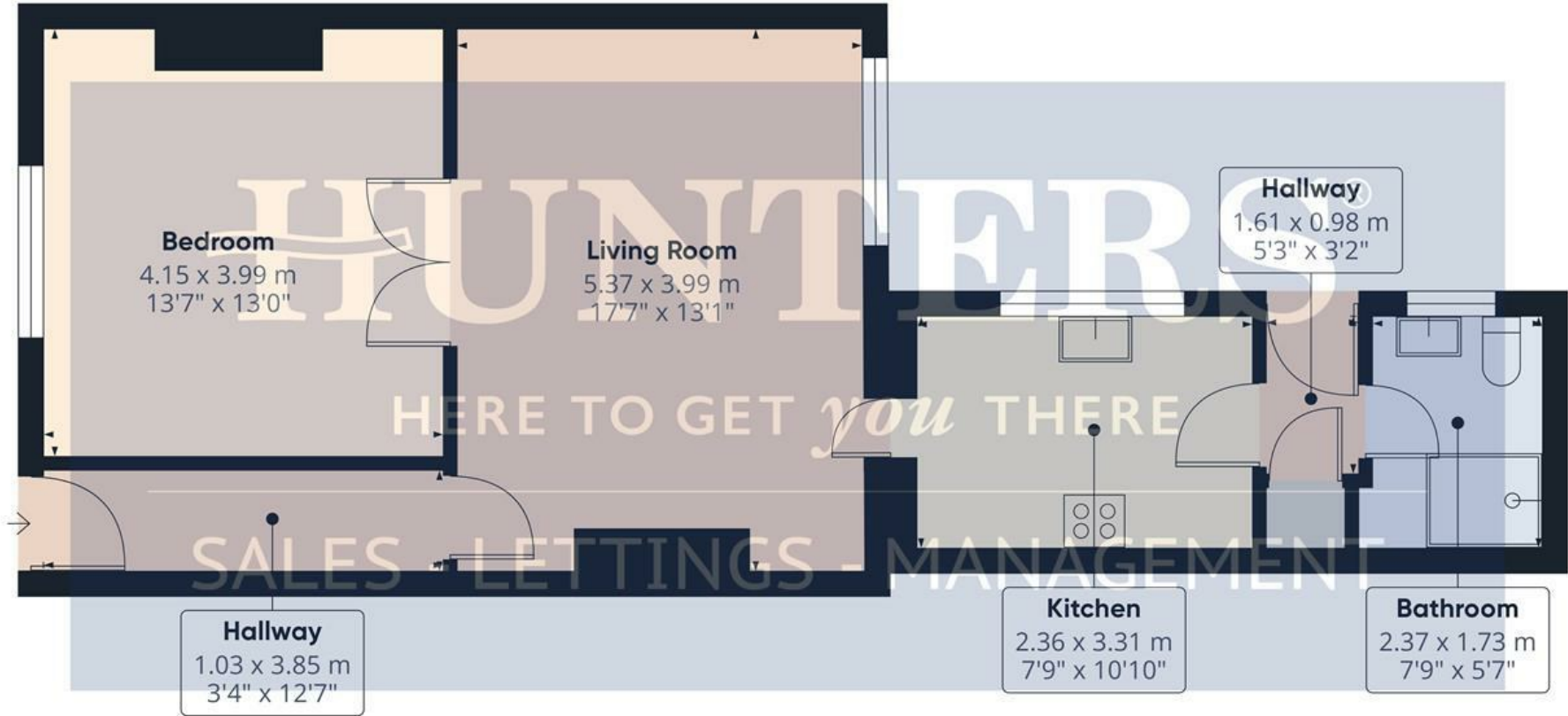
Conveniently positioned in Nora Street in High Barnes, Sunderland, this mid terraced house offers a perfect blend of character and modern living. Finished to a consistently high standard throughout, offering quality workmanship and tasteful finishes in every room.

This home features a well-proportioned reception room that serves as a welcoming space for relaxation or entertaining guests. The single bedroom is thoughtfully designed, providing a cosy retreat for rest and rejuvenation. The bathroom is conveniently located, ensuring ease of access for daily routines.

The location itself is a highlight, with High Barnes offering a friendly community atmosphere and easy access to local amenities, parks, and transport links.

This house presents an excellent opportunity for first-time buyers, couples, or those seeking a property ready to move into in a desirable area. With its appealing features and practical layout, it is sure to appeal to a variety of potential residents. Do not miss the chance to make this lovely house your new home.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Approximate total area⁽¹⁾

55.5 m²

596 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.

GIRAFFE360



Hallway 1

3'4" x 12'7"

Leading from the entrance, decorated in light colours to enhance the sense of space. It features a console table, a round mirror, and wall-mounted shelves with small plants, creating a welcoming atmosphere as you step inside the home.

Living Room

17'7" x 13'1"

This inviting living room is flooded with natural light from a large window featuring plantation shutters. The space is beautifully finished with light wooden flooring and crisp white walls, creating a bright and airy atmosphere. A focal point of the room is the elegant fireplace, set against a subtly patterned feature wall, adding character and warmth. Comfortable black leather sofas and a chair are arranged for relaxing and entertaining, complemented by a neutral rug that ties the room together.

Bedroom

13'7" x 13'0"

A well-appointed bedroom featuring a large window with plantation shutters that allow plenty of natural light to fill the room. The walls are predominantly white with a soft green accent wall behind the bed, adding a touch of colour and calm. The room is carpeted in a neutral tone, enhancing the cosy feel. Ample space for wardrobes, chest of drawers, and a comfortable bed with plenty of space completes this peaceful retreat.

Kitchen

7'9" x 10'10"

The kitchen is bright and airy, featuring light wood-effect flooring and white cabinetry with silver handles that run along both sides of the room, providing ample storage and workspace. Wooden effect worktops complement the cabinets creating a sense of warmth, and there is a large window above the sink that allows natural light to flood in.

Hallway 2

5'3" x 3'2"

A secondary hallway connects the kitchen and bathroom, continuing the light and clean décor throughout the property. It provides a practical passage between rooms while maintaining a neat and uncluttered appearance.

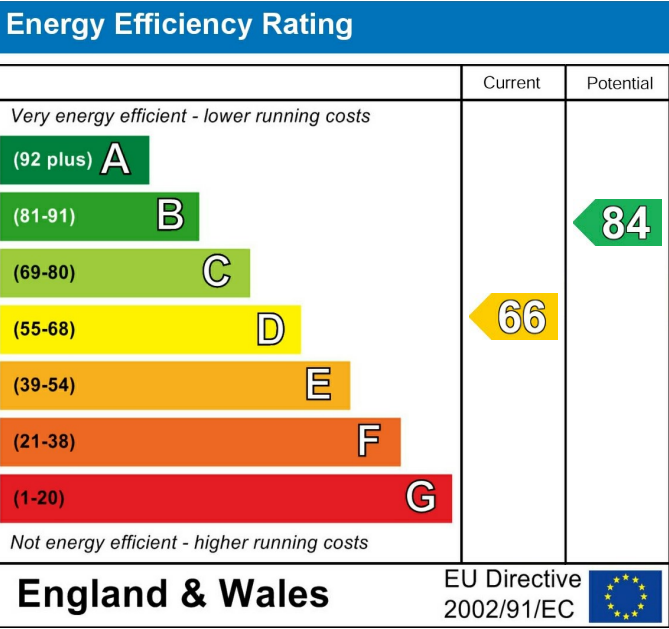
Bathroom

7'9" x 5'7"

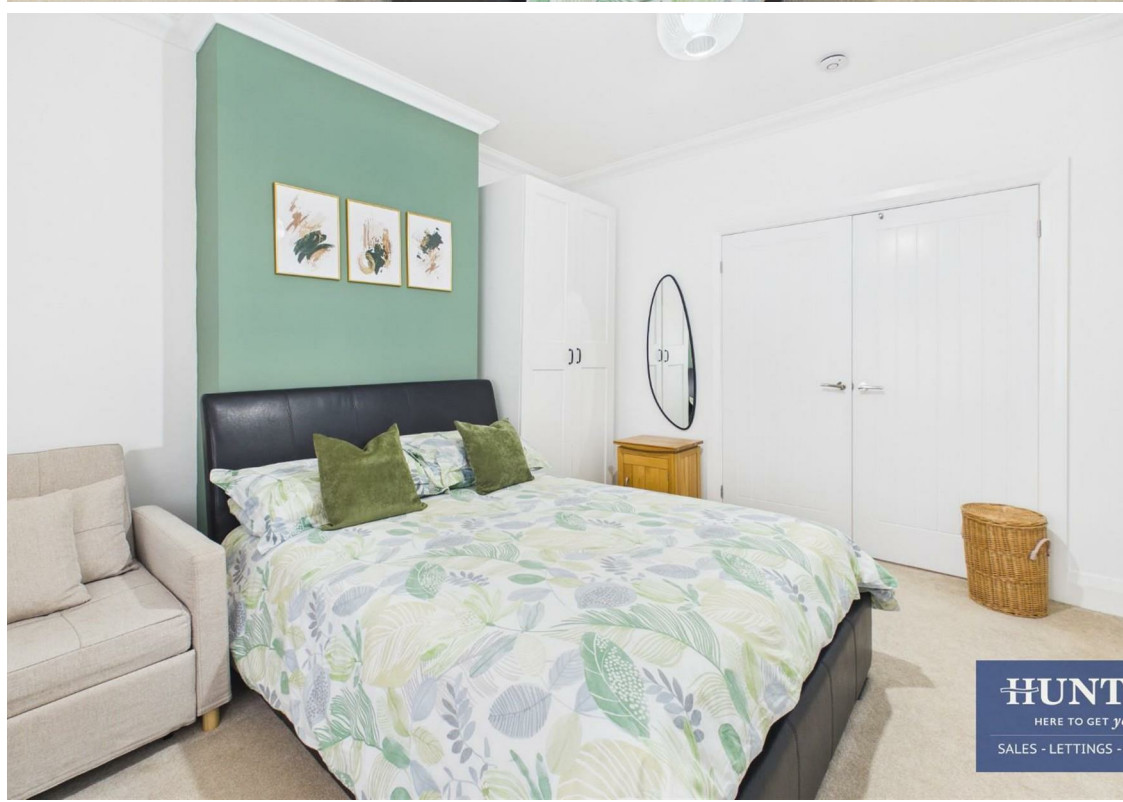
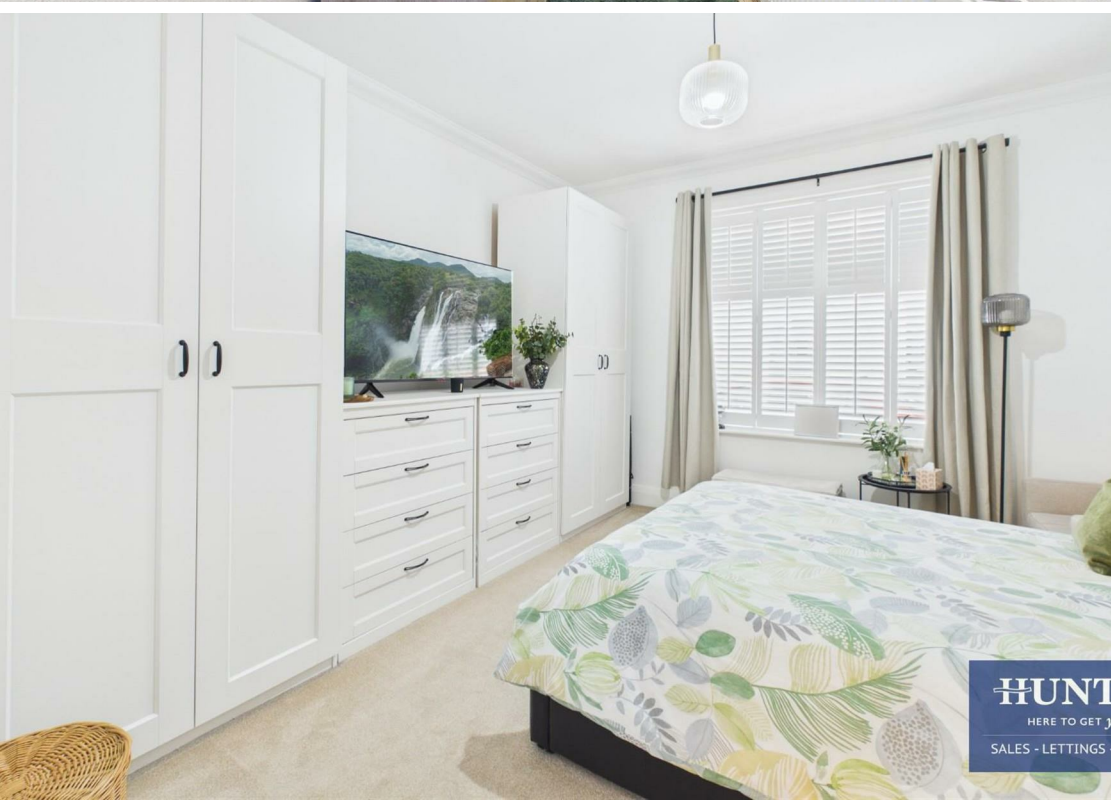
This bathroom is finished with beige wall tiles that create a warm and clean environment. It includes a white pedestal sink and toilet, alongside a shower enclosure with curved glass doors and a rainfall shower head, and seperate hand held. A large window brings in natural light while maintaining privacy, and a heated towel rail adds convenience and comfort.

Rear Garden

The rear garden features an easy-care artificial lawn bordered by tall, horizontal wooden slats providing privacy and a modern look. Fitted with a up and over garage door. The space is compact yet well-designed for outdoor enjoyment, or alternativley for secured off street parking depending on size of car.

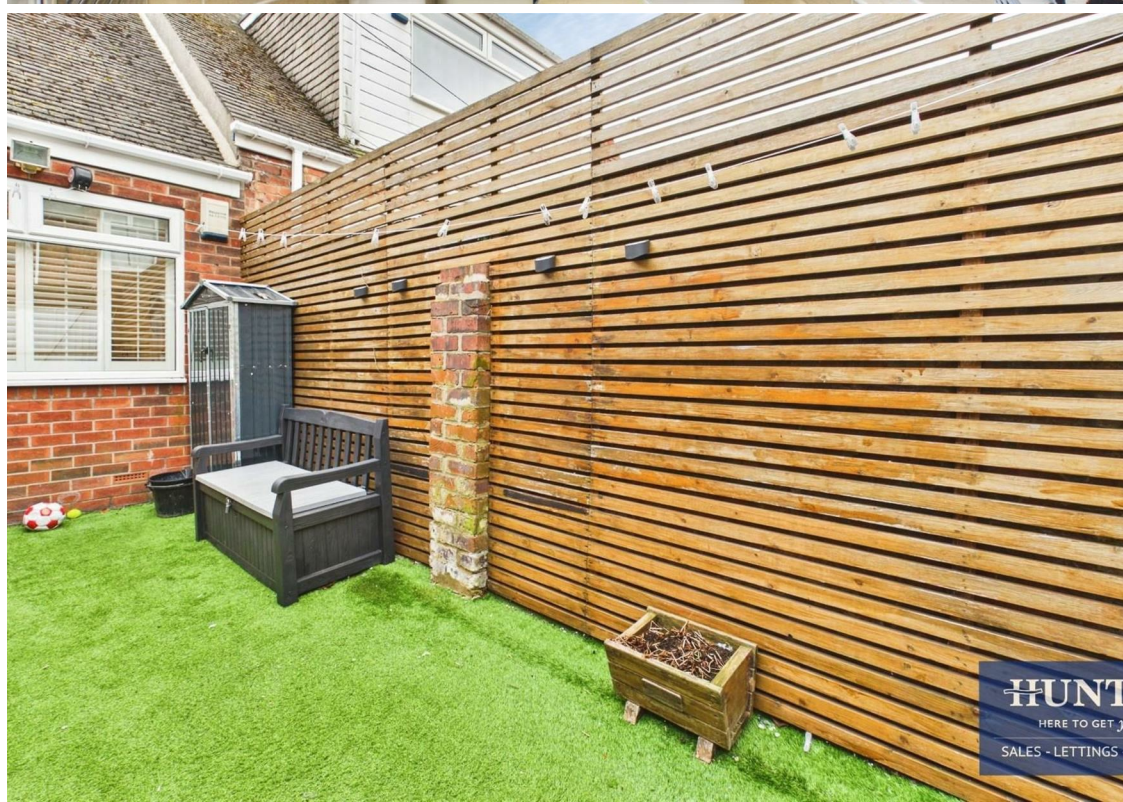
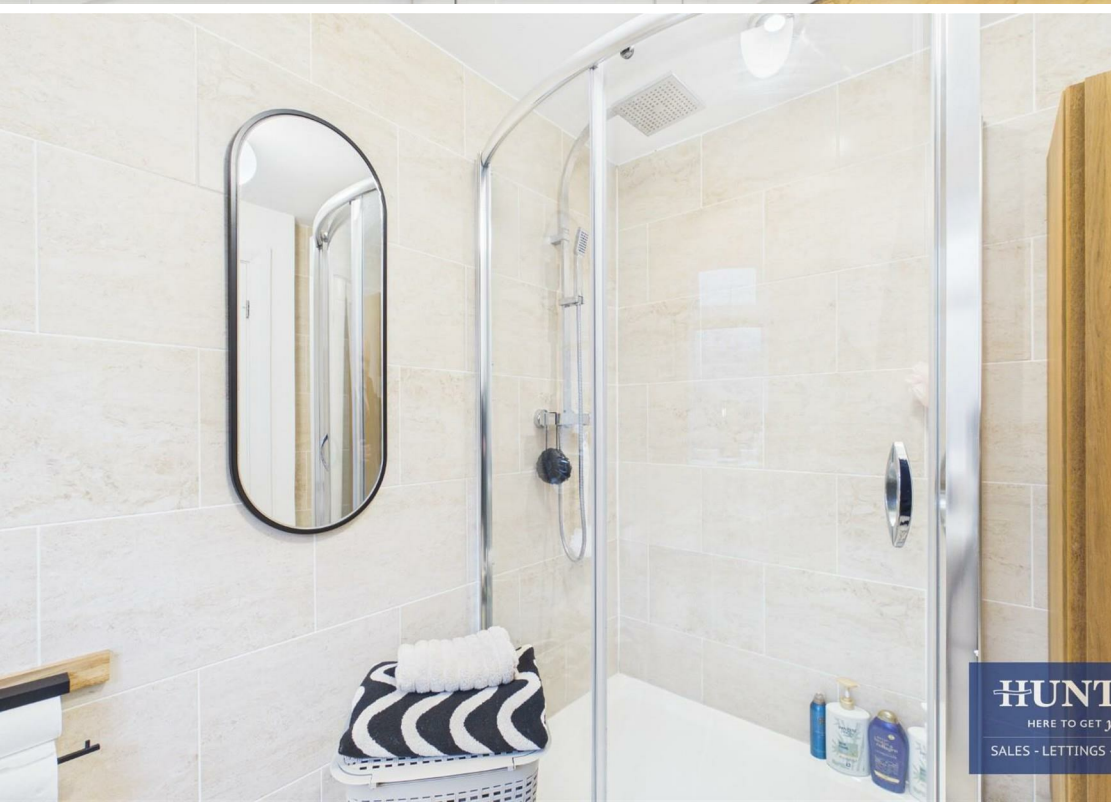


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