Wearhead Drive, Barnes, Sunderland, SR4

HUNTERS®

HERE TO GET *you* THERE

Wearhead Drive, Barnes, Sunderland, SR4

Offers In The Region Of £87,000

SPACIOUS APARTMENT * SUPERBLY PRESENTED * FIRST FLOOR * ALLOCATED PARKING * COUNCIL TAX BAND - B * CENTRAL LOCATION *

Situated on Wearhead Drive in the tranquil and highly sought-after residential area of Barnes, Sunderland, this modern, purpose-built flat offers an exceptional opportunity for a wide range of buyers. Spanning 570 square feet, this first-floor flat features two well-proportioned bedrooms and a bright, spacious reception room, making it an ideal home for those seeking comfort and convenience.

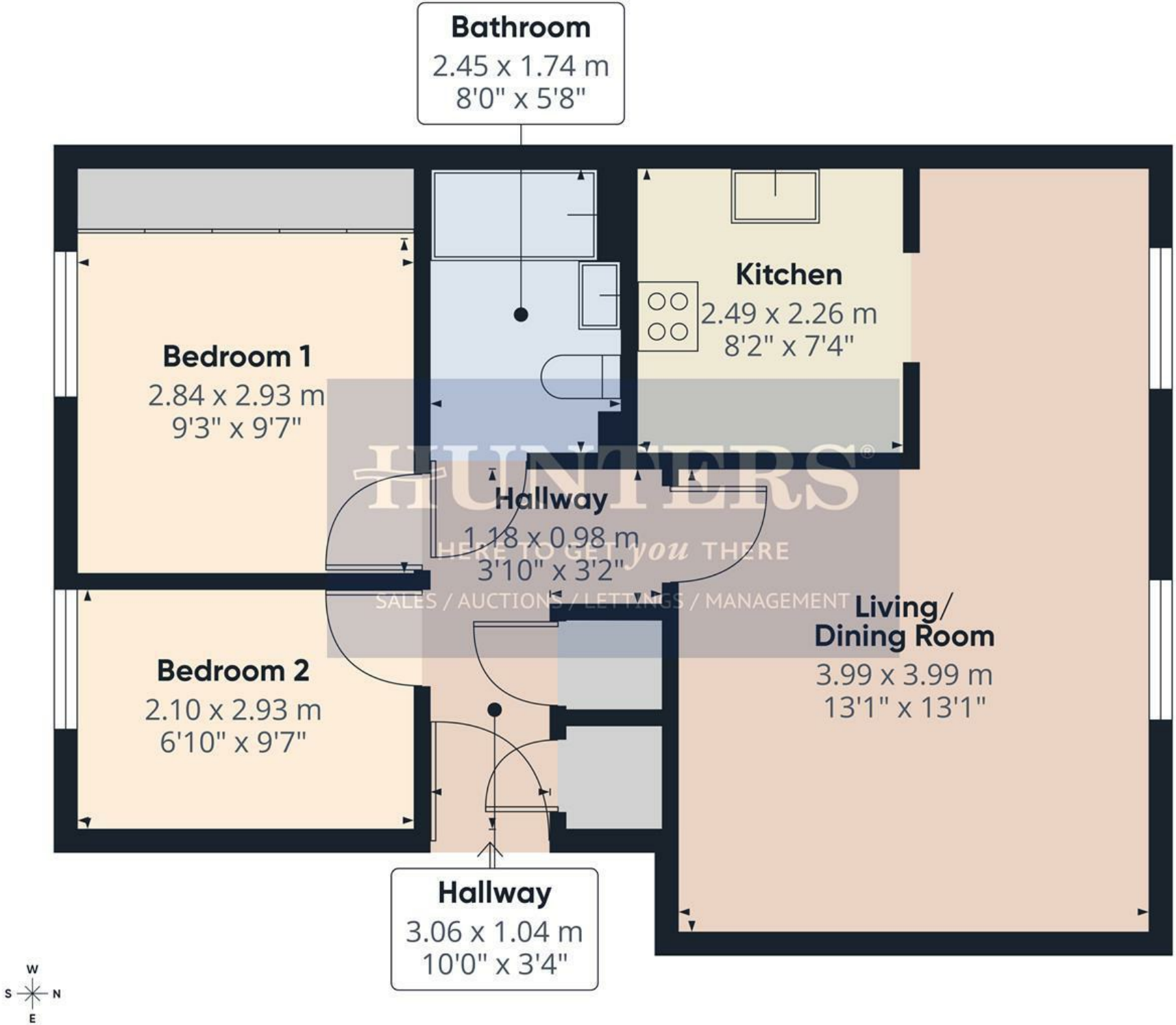
Upon entering, you are welcomed by a secure intercom entry system. Inside, the hallway provides built-in storage cupboards, ensuring practicality. The lounge and dining area is particularly inviting, enhanced by large double-glazed windows that create a warm and welcoming atmosphere. This flexible space is perfect for both relaxation and entertaining, accommodating a comfortable seating arrangement alongside a dining setup.

The fitted kitchen is equipped with a range of wall and base units, along with an integrated oven and hob, making it a functional space for culinary pursuits. The principal double bedroom is generous in size and features fitted wardrobes, while the second bedroom is well-suited for guests or as a home office. Completing this delightful flat is a well-appointed bathroom, which includes a white three-piece suite with a panelled bath and overhead shower, wash hand basin, and low-level WC.

The property is further enhanced by well-maintained communal grounds and dedicated resident and visitor parking bays, providing both convenience and peace of mind. With excellent transit links to Sunderland City Centre and close proximity to local amenities and Barnes Park, this flat is perfectly positioned for those who appreciate both tranquillity and accessibility.

This property is not to be missed, offering a wonderful blend of modern living in a desirable location.

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



HUNTERS
HERE TO GET *you* THERE
SALES / AUCTIONS / LETTINGS / MANAGEMENT

Approximate total area(1)

53 m²
570 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
10'0" x 3'4"

Hallway
3'10" x 3'2"

Bedroom 1
9'3" x 9'7"

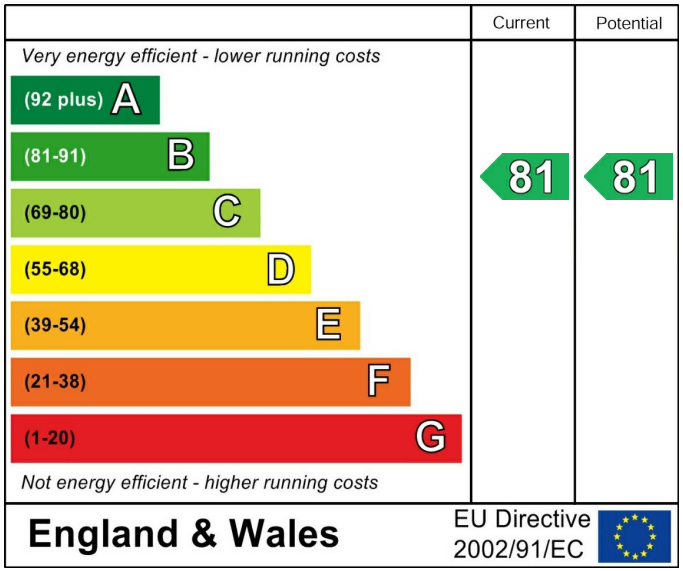
Bedroom 2
6'10" x 9'7"

Living/Dining Room
13'1" x 13'1"

Kitchen
8'2" x 7'4"

Bathroom
8'0" x 5'8"

Energy Efficiency Rating



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.

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTI

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN

HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN