



Kitchener Street, Barnes, SR4

**HUNTERS**<sup>®</sup>

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Kitchener Street, Barnes, SR4

Offers In The Region Of £129,950

\* 3 BEDROOM \* TERRACED COTTAGE \* FREEHOLD \* JACK AND JILL BATHROOM \* NEWLY RENOVATED \* COUNCIL TAX BAND A \* EPC RATING C \*

This stunning three-bedroom terraced house is for sale in a popular residential area of Sunderland, offering a practical layout well suited to families and first-time buyers.

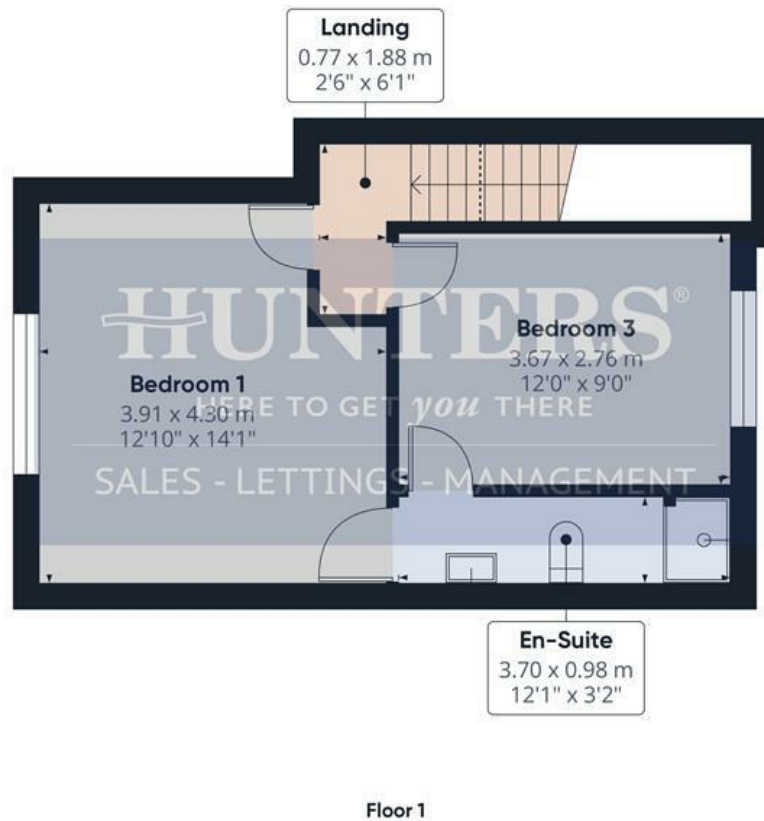
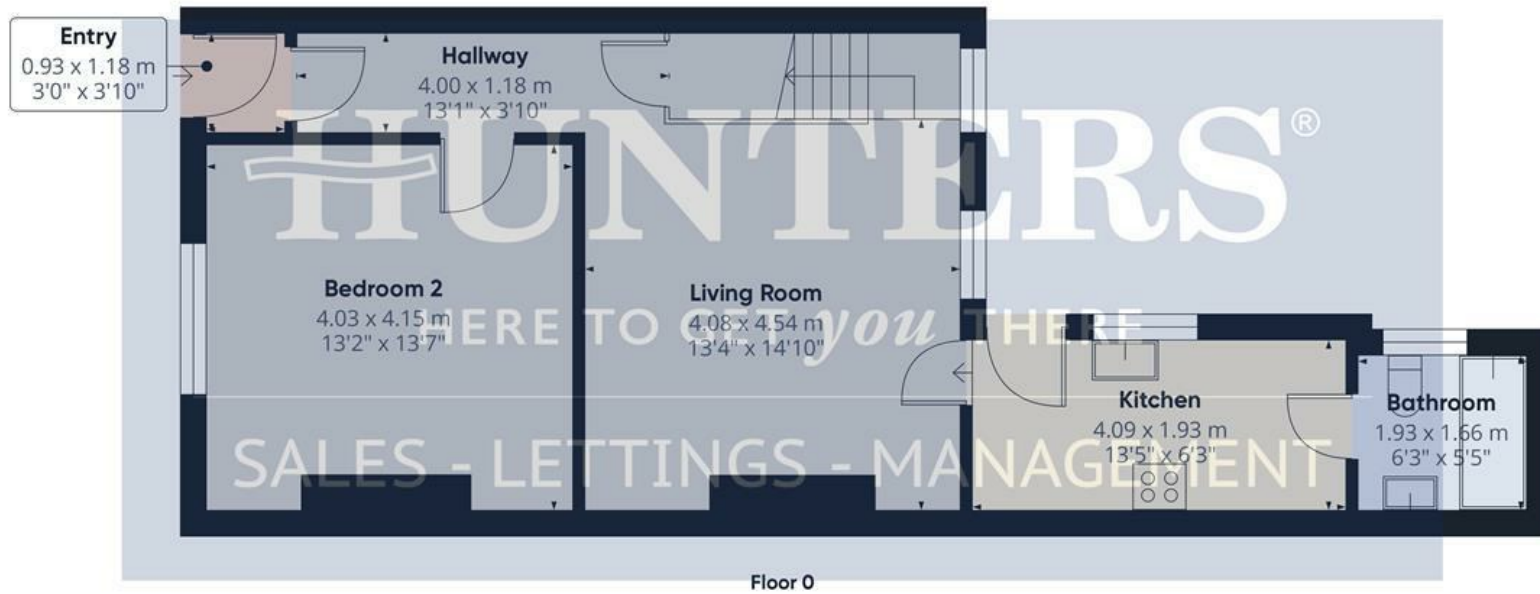
On the ground floor, a welcoming reception room features large windows that bring in plenty of natural light, along with a characterful fireplace and a modern metal balustrade leading to the upper level. The modern, attractive kitchen provides access to the rear yard, creating a useful space for everyday use. A ground floor bathroom includes a modern suite with bath and a vertical radiator.

Bedroom two is located downstairs and is a double room with large windows. Upstairs, the master bedroom and a further bedroom both benefit from access to a Jack and Jill bathroom, which includes a shower and heated towel rail, making excellent use of the available space.

Nearby schools and local parks add to the appeal for families, and the wider area provides access to everyday amenities, including shops and services on the surrounding streets and in the city centre.

Overall, this three-bedroom terraced house for sale combines an immaculate interior with a layout and location that work well for both families and first-time buyers.

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Approximate total area<sup>(1)</sup>

85.3 m<sup>2</sup>

918 ft<sup>2</sup>

(1) Excluding balconies and terraces

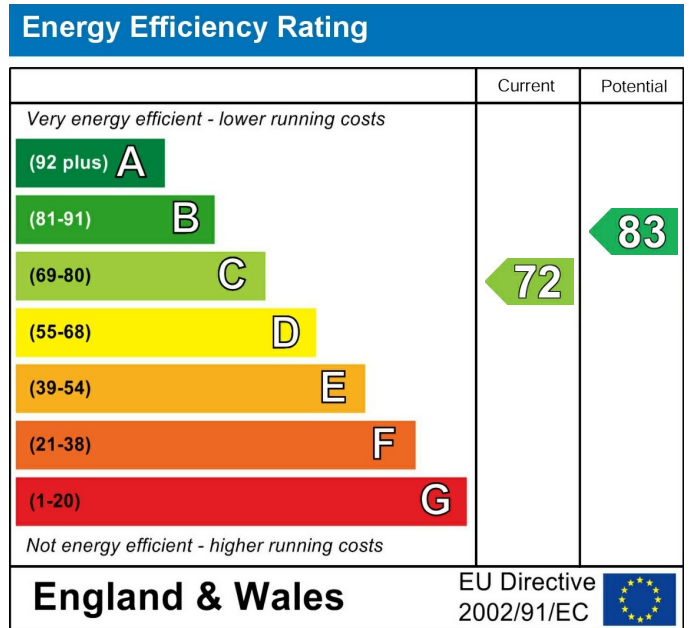
Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

- Entry**  
3'0" x 3'10"
- Hallway**  
13'1" x 3'10"
- Bedroom 2**  
13'2" x 13'7"
- Living Room**  
13'4" x 14'10"
- Kitchen**  
13'5" x 6'3"
- Bathroom**  
6'3" x 5'5"
- Landing**  
2'6" x 6'2"
- Bedroom 1**  
12'9" x 14'1"
- Bedroom 3**  
12'0" x 9'0"
- En-Suite**  
12'1" x 3'2"



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.



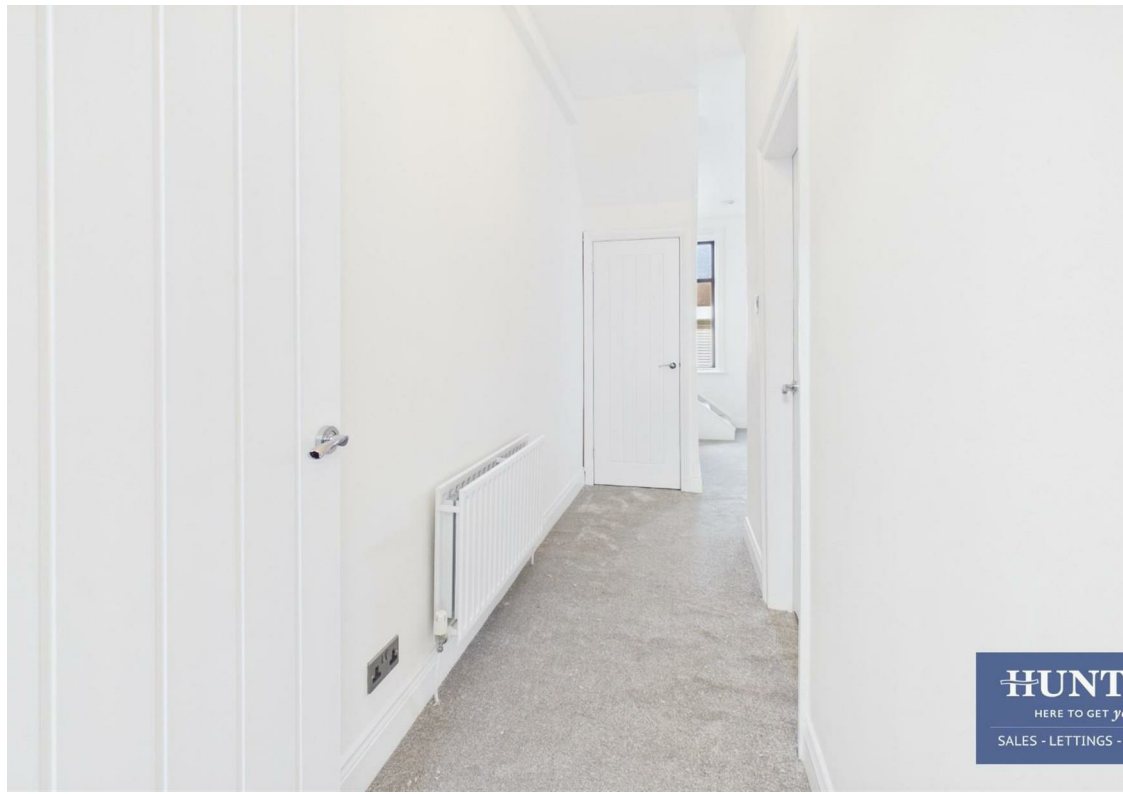
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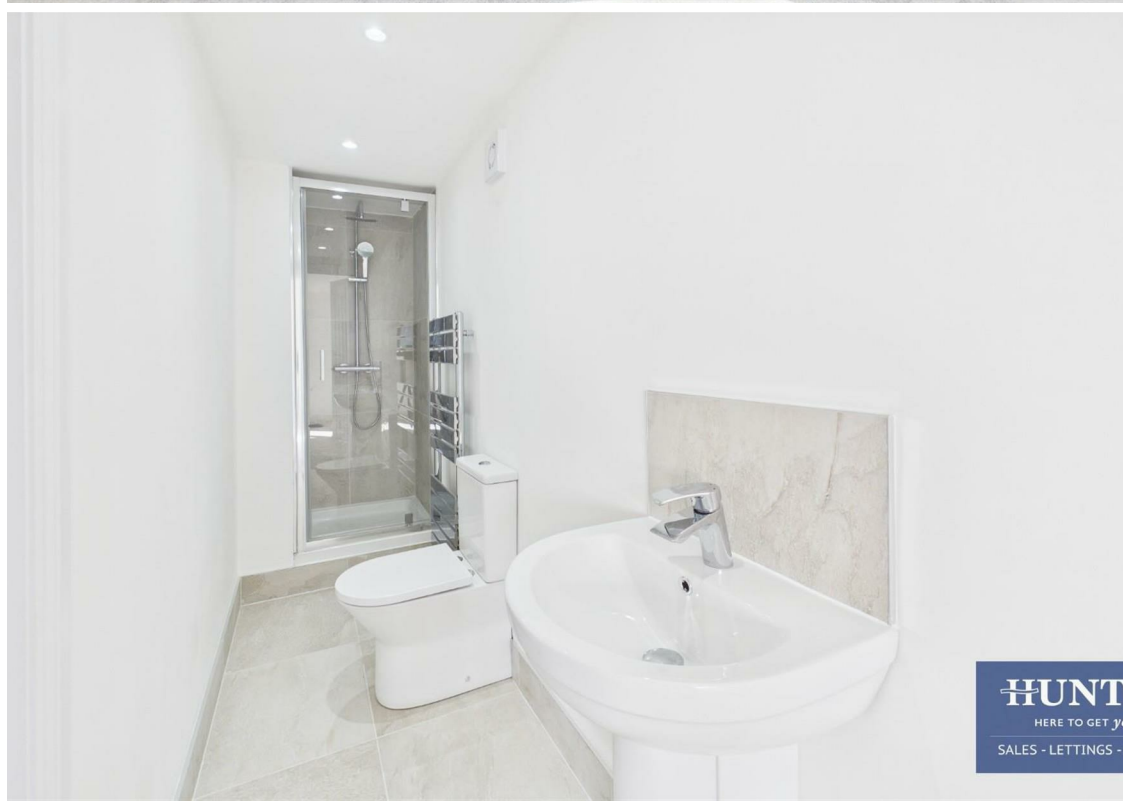
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