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Nora Street, High Barnes, Sunderland, SR4

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SALES - LETTINGS -

# Nora Street, High Barnes, Sunderland, SR4

Asking Price £115,000

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

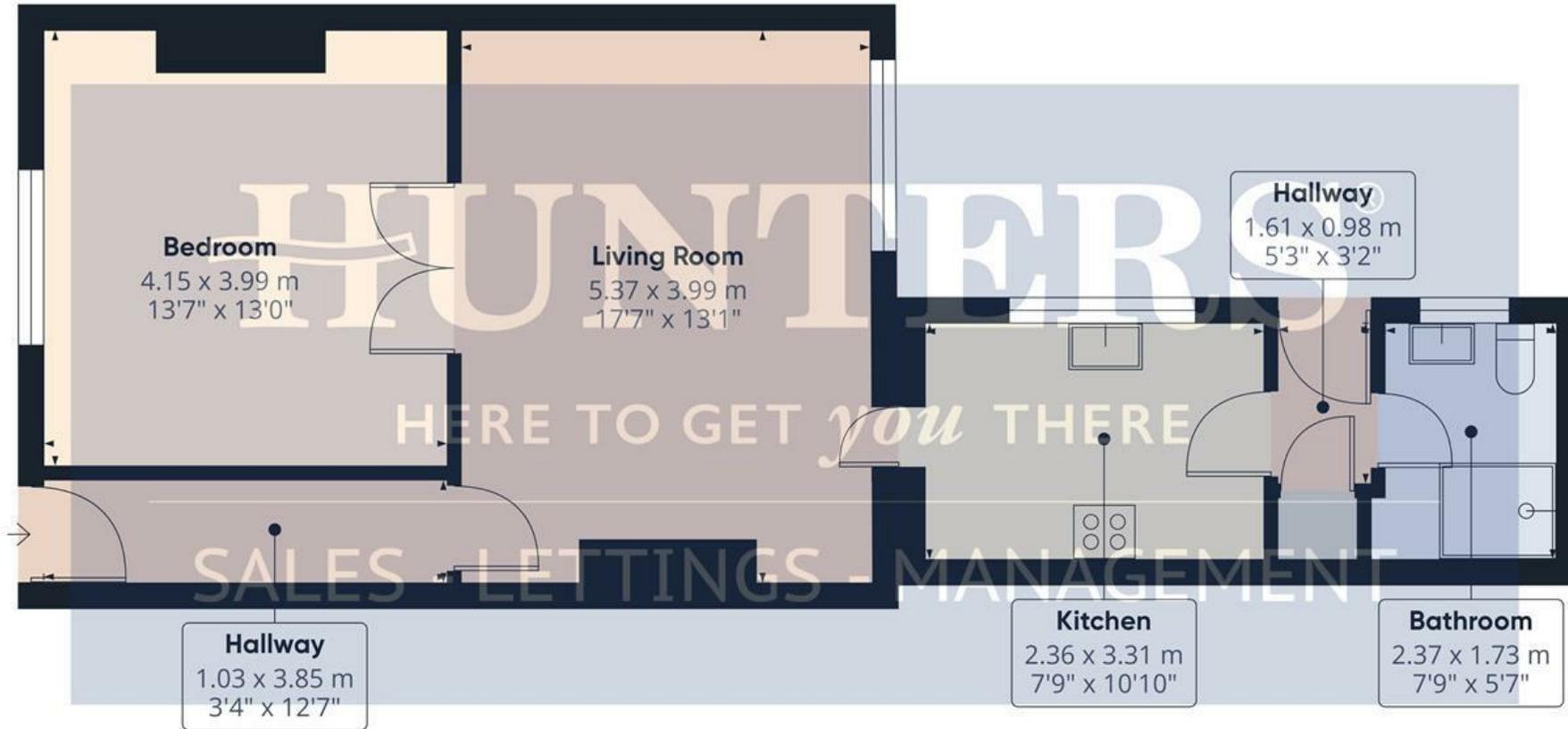
Conveniently positioned in Nora Street in High Barnes, Sunderland, this mid terraced house offers a perfect blend of character and modern living. Finished to a consistently high standard throughout, offering quality workmanship and tasteful finishes in every room.

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.

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

55.5 m<sup>2</sup>  
596 ft<sup>2</sup>

(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 separate 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 alternatively for secured off street parking depending on size of car.

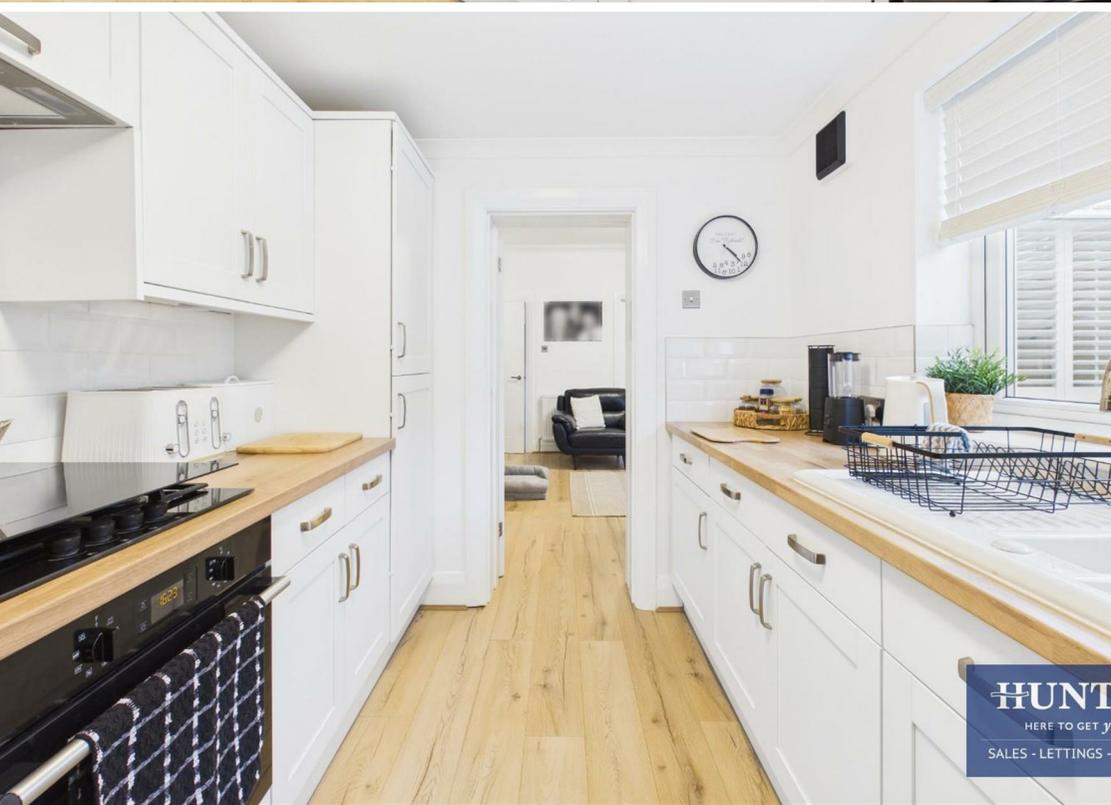
## Energy Efficiency Rating

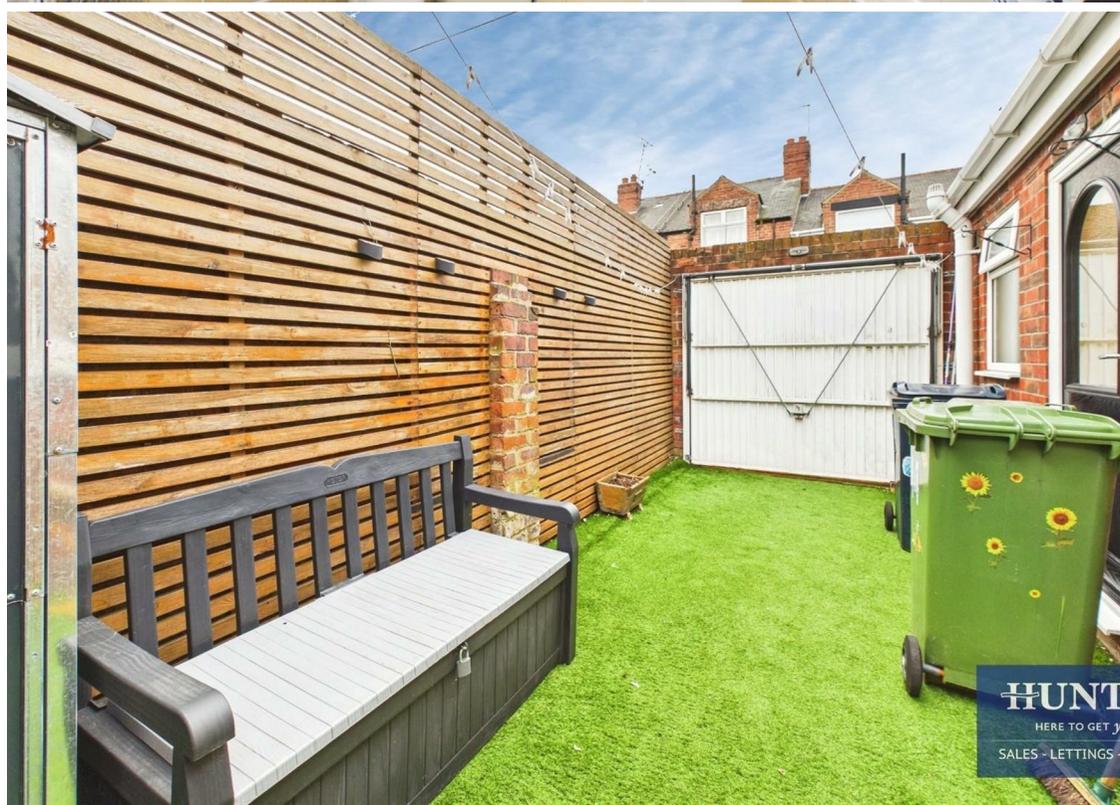
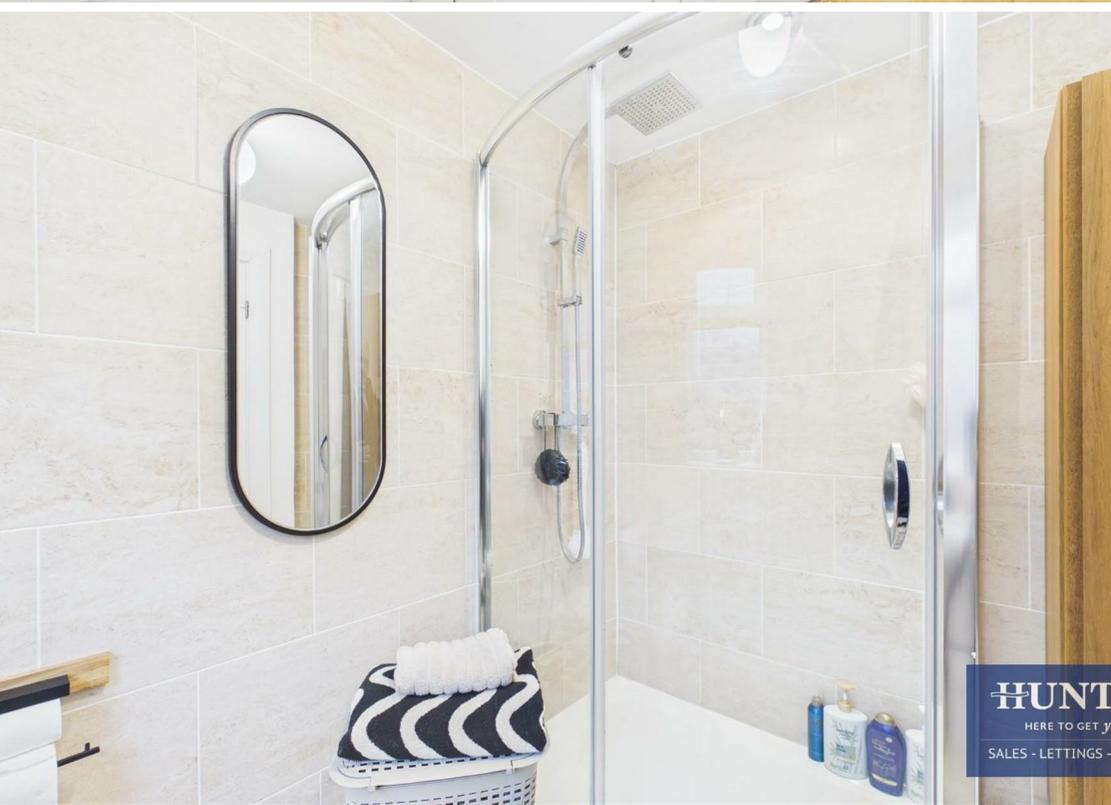
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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