



MICHAEL HODGSON

estate agents & chartered surveyors



BARNARD STREET, SUNDERLAND

£165,000

An immaculately presented 2 or 3 bedroom double fronted cottage situated on Barnard Street that must be viewed to be fully appreciated. The property is located on the much sought after A, B, C Streets in High Barnes offering a convenient location providing access to Chester Road and its many shops and amenities as well as the A19 and Sunderland City Centre. The spacious yet versatile living accommodation briefly comprises of: Entrance Hall, Living Room or 3rd Bedroom, Kitchen, Shower Room and 2 Bedrooms. Externally there is a front forecourt and a rear block paved yard accessed via an electric roller shutter providing off street parking if required. There is NO ONWARD CHAIN INVOLVED. Viewing of this lovely home is highly recommended.

Double Fronted Cottage

2 or 3 Bedrooms

Living Room or 3rd
Bedroom

Sitting Room or Dining
Room

Kitchen

Shower Room

Viewing Advised

EPC Rating: D



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Entrance Hall

The entrance hall has a laminate floor, radiator.

Living Room or 3rd bedroom

11'9" x 16'2" to bay

The living room has a double glazed bay window with plantation shutters, radiator, laminate floor, feature fireplace with gas fire.

This room could be used as a bedroom if needed.

Sitting Room or Dining Room

14'3" x 12'8"

A versatile room having a laminate floor, double glazed window, inset shelving and storage cupboard to the alcove, ornate feature fireplace, double radiator, storage cupboard to one alcove, recessed spot lighting in part.

Bedroom 1

9'4" x 12'7"

Rear facing, double glazed window, radiator, range of fitted wardrobes, laminate floor.

Bedroom 2

13'3" x 7'6"

Double glazed window with plantation shutters, laminate floor, radiator.

Kitchen

8'11" x 13'5"

The kitchen has a range of floor and wall units, cupboard with wall mounted gas central heating boiler, plumbed for washer, electric oven, electric hob with extractor over, double glazed window, integrated fridge and freezer, dishwasher, radiator, door to the rear yard.

Shower Room

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, walk in shower with rainfall style

shower head and an additional shower attachment, two double glazed windows, two towel radiators, recessed spot lighting, extractor, tiled walls and floors.

Externally

Externally there is a front forecourt and a rear block paved yard accessed via an electric roller shutter providing off street parking if required.

COUNCIL TAX

The Council Tax Band is Band B.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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