



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



BARNARD STREET, SUNDERLAND

£170,000

An immaculately presented 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 will not fail to impress all who view and briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Kitchen, Bathroom and 3 Bedrooms. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter. Viewing of this lovely home is highly recommended to fully appreciate the space, home and location on offer.

Cottage
3 Bedrooms
Kitchen
Viewing Advised

Double Fronted
Living Room
Superb Property
EPC Rating: E



BARNARD STREET, SUNDERLAND
£170,000

Entrance Vestibule

Leading to the inner hall

Inner Hall

Laminate floor, radiator, loft access.

Bedroom 1

12'8" x 16'8" to bay

Front facing double glazed bay window, radiator.

Bedroom 3

14'3" x 8'3"

Front facing, double glazed window, radiator.

Living Room

14'11" x 13'8"

Double glazed window, radiator, inset fireplace with tiled hearth.

Bedroom 2

14'0" x 8'11"

Laminate floor, radiator, double glazed window.

Kitchen

8'6" x 13'5"

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, two double glazed windows, double glazed French doors to the rear yard, space for a range cooker, integrated fridge / freezer, storage cupboard and cupboard plumbed for washer.

Bathroom

Suite comprising of a low level WC, pedestal basin, freestanding roll top bath with claw feet and a mixer tap with shower attachment, towel radiator, double glazed window.

Externally

Externally there is a front forecourt and a rear yard accessed via an electric roller shutter.

TENURE

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

COUNCIL TAX

The Council Tax Band is Band B

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

