



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## BARNARD STREET, SUNDERLAND £164,950

An immaculately presented 3 bedroom double fronted cottage situated on Barnard Street that has undergone a comprehensive scheme of modernisation and improvement 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 property itself benefits from a new kitchen, a new bathroom and contemporary décor, plus many extras of note. The versatile and spacious accommodation briefly comprises Entrance Vestibule, Inner Hall, Living Room, Kitchen, Bathroom and 3 Bedrooms. Externally there is a front forecourt and rear yard accessed via an electric roller shutter with shed. There is NO ONWARD CHAIN INVOLVED. This property must be viewed.

Cottage

3 Bedrooms

Living Room

Rear Yard

No Onward Chain

Tax Band B

Freehold

EPC Rating E



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### Entrance Vestibule

Inner Hall  
Radiator

Living Room  
15'0" x 14'0" max

The living room has a rear facing double glazed window, radiator, feature fire place with open fire, coving to ceiling

Bathroom  
Suite comprising of a bath, wash hand basin on storage unit, shower, towel radiator, double glazed window

WC  
WC, towel radiator, double glazed window

Kitchen  
10'9" x 8'11" max  
The kitchen has a range of floor and wall units, integrated oven, induction hob, integrated microwave, sink and drainer with mixer tap, cupboard with wall mounted gas central heated boiler, plumbed for washer, integrated fridge freezer, double glazed window, radiator, recessed spot lighting, door to the rear

Bedroom 1  
16'11" to bay x 12'1" max  
Front facing bedroom with double glazed window, coving to ceiling, radiator

Bedroom 2  
9'10" x 15'2"  
Rear facing, double glazed window, radiator, coving to ceiling

Bedroom 3  
14'4" x 7'8"  
Front facing, double glazed window, radiator, spiral staircase to loft

Loft  
21'6" max x 18'5" max  
T fell roof, Velux style window, radiator, recessed spotlights, electrical sockets.

Externally  
Externally the property has a front forecourt and a rear yard accessed via an electric roller shutter, outside tap and shed.

### 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

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

