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## 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



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### 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.

### 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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