



MICHAEL HODGSON

estate agents & chartered surveyors

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BARNARD STREET, SUNDERLAND
£150,000

The versatile 2 or 3 bed double fronted cottage is situated on Barnard Street which forms part of 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 versatile living accommodation briefly comprising of: Entrance Hall, Living Room or Bedroom, Dining Room or Sitting Room, Kitchen, Bathroom and 2 Bedrooms. Externally there is a front forecourt and a rear yard accessed via an up and over garage door. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing of this lovely home is highly recommended.

- | | |
|----------------------------|-----------------------|
| Cottage | 2 or 3 Bedrooms |
| Living Room or 3rd Bedroom | Sitting / Dining Room |
| Kitchen | No Chain Involved |
| Viewing Advised | EPC Rating: D |



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Entrance Hall

Radiator, laminate floor.

Living Room or 3rd Bedroom

17'3" to bay x 12'3"

Currently used as a living room but could be used as a 3rd bedroom if required. Double glazed bay window, radiator, feature fireplace with gas fire.

Bedroom 2

15'2" x 5'11"

Front facing, double glazed window, two sets of mirror fronted recessed in the alcoves fitted wardrobes.

Sitting or Dining Room

15'1" x 12'2"

Double glazed window, radiator, feature fireplace with gas fire, recessed mirror fronted fitted wardrobe.

Bedroom 1

15'8" x 8'5"

Rear facing, range of fitted wardrobe, double glazed window, radiator.

Kitchen

7'8" x 11'3"

The kitchen has a range of floor and wall units, tiled splashback, oven, sink and drainer with mixer tap, double glazed window, radiator, door to the yard, recessed spot lighting.

Bathroom

Bath with mixer tap and electric shower over, wash hand basin with mixer tap, radiator, double glazed window, cupboard with wall mounted gas central heating boiler.

WC

Low level WC, double glazed window, radiator.

Externally

Externally there is a front forecourt and a rear yard accessed via an up and over garage door.

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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