

Dunbar Street
High Barnes
Sunderland
SR4 7RZ



good life 
sales & lettings

Dunbar Street

£120,000

INTRODUCTION

3 BEDROOM DOUBLE FRONTED COTTAGE - VERY SOUGHT AFTER LOCATION - NEW ROOF, UPVC DOUBLE GLAZING, GCH. - REQUIRES SOME INTERNAL UPDATING - LARGE REAR YARD - NO CHAIN- ATTRACTIVELY PRICED TO REFLECT UPDATING WORKS ...

ENTRANCE VESTIBULE

Tiled flooring, electric consumer unit and electric meter. Partially-glazed door leading to entrance hall.

ENTRANCE HALL

3 doors leading off, 2 to bedrooms and 1 to lounge.

BEDROOM 1

Lovely large room.

Carpet flooring, large front facing white uPVC double-glazed bay window, electric storage style heating, feature fire surround in a wood finish with granite hearth and back and built in electric fire. This room is versatile and could be used as large front bedroom (as is standard) or additional living room.

BEDROOM 2

Natural stripped back flooring, electric storage style heater, front facing white uPVC double-glazed window. This is also a double bedroom.

LOUNGE

A lovely large spacious lounge.

Carpet flooring, storage style electric heater, rear facing white uPVC double-glazed window. Feature fire surround with quartz hearth and back and built in electric fire. Door leading off to bedroom 3, door leading off to kitchen.

BEDROOM 3

Quite a large double bedroom with stripped back flooring, white uPVC double-glazed window, built in wardrobes. A self contained bathroom cubicle has been fitted for the previous occupant which comprises toilet with concealed cistern and push button flush, wet room style electric shower and hand basin with chrome taps, recessed lighting and extractor fan. The unit should be fairly straight forward for a plumber to remove or could it be adapted to create an en suite facility to this room if required by the new occupants.

KITCHEN

Vinyl flooring, white uPVC double-glazed window facing out on rear courtyard. Fitted kitchen with a range of wall and floor units in a wood-effect finish with contrasting laminate work surface. Stainless steel sink with single bowl, single drainer and matching taps. Space and plumbing for an electric oven, space and plumbing for a washing machine and dishwasher, space for mid height fridge/freezer. Door leads off to rear lobby.

REAR LOBBY

Vinyl flooring, electric storage heater style heater. Door leading off to bathroom, door leading to rear courtyard.

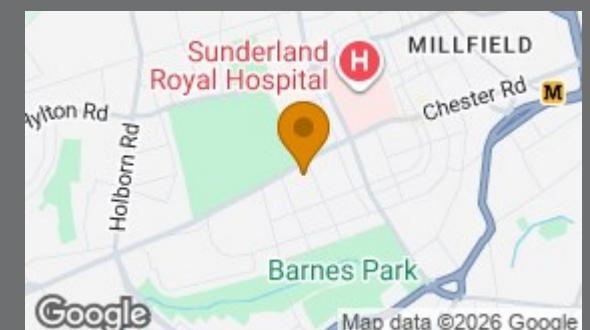
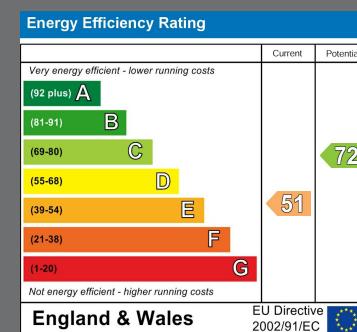
BATHROOM

Vinyl flooring, hand basin with chrome taps, double shower unit with electric shower, toilet with low level cistern. Chrome towel heater style radiator, electric radiator, white uPVC double-glazed window facing onto rear courtyard with privacy glass.



Local Authority
Sunderland

Council Tax Band
B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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