



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



BARNARD STREET, SUNDERLAND

£164,950

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 fall 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.

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, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

