



MICHAEL HODGSON

estate agents & chartered surveyors

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DUNBAR STREET, SUNDERLAND

£174,950

An immaculately presented 2 or 3 bedroom double fronted cottage situated on Dunbar 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, new floor coverings and contemporary décor, plus many extras of note. The versatile and spacious accommodation briefly comprises Entrance Hall, Living Room or 3rd Bedroom, Kitchen, Conservatory, Bathroom and 2 Bedrooms. Externally there is a front forecourt and rear yard accessed via an electric roller shutter. There is NO ONWARD CHAIN INVOLVED. Viewing of this lovely home is highly recommended.

Double Fronted Cottage	2 / 3 Bedrooms
Living Room or 3rd Bedroom	Sitting Room & Conservatory
Immaculate Property	New Kitchen
New Bathroom	EPC Rating: D



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Entrance Hall

The entrance hall has a radiator, loft access and leads to:

Living Room or 3rd Bedroom

17'3" to bay x 12'9"

A versatile room that could be used as either a living room or 3rd bedroom, if required, radiator, high level power socket and aerial.

Sitting Room

14'6" x 15'4"

The sitting room has double glazed doors leading to the conservatory, access to the kitchen, radiator, high level power socket and aerial.

Conservatory

14'4" x 6'6"/118'1"

The conservatory has a range of double glazed windows, double glazed french doors leading to the rear yard, laminate floor, radiator.

Kitchen

9'9" x 14'2"

The kitchen has a new comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, integrated washer, dryer, dishwasher, cupboard with wall mounted gas central heating boiler, integrated fridge, freezer, feature radiator, 2 double glazed windows, electric hob with extractor over, electric oven, integrated microwave, laminate floor, recessed spot lighting. There is a feature vaulted style ceiling in part with 2 velux style windows.

Bathroom

New modern white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, bath with mixer tap and a rainfall style shower head over as well as an additional shower attachment, extractor, recessed spot lighting, chrome towel radiator, vaulted ceiling, double glazed window.

Bedroom 1

9'8" x 15'5"

Rear facing, double glazed window, radiator.

Bedroom 2

14'5" x 7'6"

Front facing, double glazed window, radiator.

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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