



MICHAEL HODGSON

estate agents & chartered surveyors





## DUNBAR STREET, SUNDERLAND

£164,950

An immaculately presented 2 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 and contemporary décor, plus many extras of note. The versatile and spacious accommodation briefly comprises Entrance Vestibule, Inner Hall, An open plan Kitchen / Dining / Kitchen, Utility, Bathroom and 2 Bedrooms. Externally there is a forecourt and to the rear is a paved patio area in addition to the yard being accessed via a roller shutter providing off street parking if required. There is NO ONWARD CHAIN INVOLVED. This property must be viewed to be fully appreciated

Double Fronted Cottage	2 Bedrooms
Open Plan Kitchen / Dining / Living Room	Utility
Superb Bathroom	Stunning Property
Viewing Advised	EPC Rating: TBC



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### Entrance Vestibule

Leading to the inner hall.

### Inner Hall

The inner hall has an exposed wood floor, Delft rack, radiator.

### Kitchen / Dining / Living Room

22'11"/249'4" x 15'5"

A lovely open plan room having an exposed wood floor, brick fireplace with herringbone hearth, radiator, two double glazed windows to the rear elevation.

The kitchen has a range of floor and wall units, double Belfast sink with a mixer tap, cupboard with wall mounted gas central heating boiler, range cooker with extractor over and tiled hearth.

### Utility Room

9'1" x 21'7"

Range of floor and wall units, plumbed for washer, tiled floor, vaulted ceiling in part, double glazed french doors to the rear garden, under floor heating.

### Bathroom

Contemporary white suite comprising of a wall hung low level WC, wash hand basin with mixer tap sat on a vanity unit, freestanding bath with mixer tap, shower with rainfall style shower head and an additional shower attachment, part wood panelled walls, inset shelving, tiled floor, double glazed window, vaulted ceiling in part with recessed spot lighting, towel radiator, under floor heating.

### Bedroom 1

13'7" max x 17'3" max

Front facing bedroom having a Timber framed double glazed bay window, window seat, radiator, feature wood panelled wall in part to one wall, fitted storage cupboards/wardrobe.

### Bedroom 2

14'3" max x 7'7" max

Front facing, timber framed double glazed window, radiator, fitted wardrobe, feature exposed brick wall, uplighting.

### Externally

Externally there is a forecourt and to the rear is a paved patio area in addition to the yard being accessed via a roller shutter providing off street parking if required.

### 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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