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Ingleby Terrace, High Barnes, Sunderland £95,000











A well presented two bedroom end terraced cottage, conveniently located on Ingleby Terrace in the popular area of High Barnes. The spacious accommodation arranged over one level and comprises entrance hall, lounge/dining room, with French doors into courtyard, kitchen, two bedrooms and a bathroom/WC. Features of the property include gas central heating, double glazed windows and a courtyard to the rear with off street parking. Well placed for the shops on Chester Road, Sunderland Royal Hospital, the University and offers transport links to surrounding areas. Available with no upward chain, early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

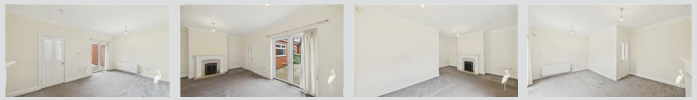
All On Ground floor
Access via UPVC entrance door.

Reception Hall



Radiator and access point to loft.

Lounge/Dining Room 9'4" x 18'8"



UPVC double glazed French patio doors to rear, radiator and feature fireplace. Door to kitchen.

Kitchen 14'0" x 7'1"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and hood. Space for fridge freezer, washing machine and tumble dryer. Double glazed window to rear and door to bathroom.

Bathroom



Bath with shower over, low level wc and hand wash basin. Radiator and double glazed window to rear.

Bedroom 1 11'4" x 12'5"



Double glazed bay window to front and radiator.

Bedroom 2 11'5" x 6'0"



Double glazed window to front and radiator.

Outside



Enclosed courtyard with wooden double gates providing off street parking.

Tenure FH
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand
The Council Tax is Band A.

Important Notice
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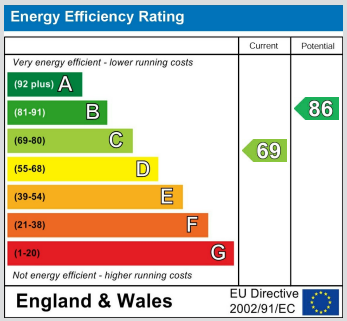
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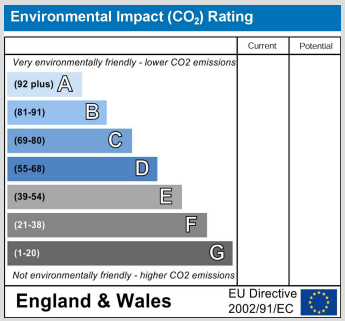
Further Information Notice
We have been advised by our client, the property has historic subsidence on the gable end from 20 years ago, and has been piled down 12 metres.

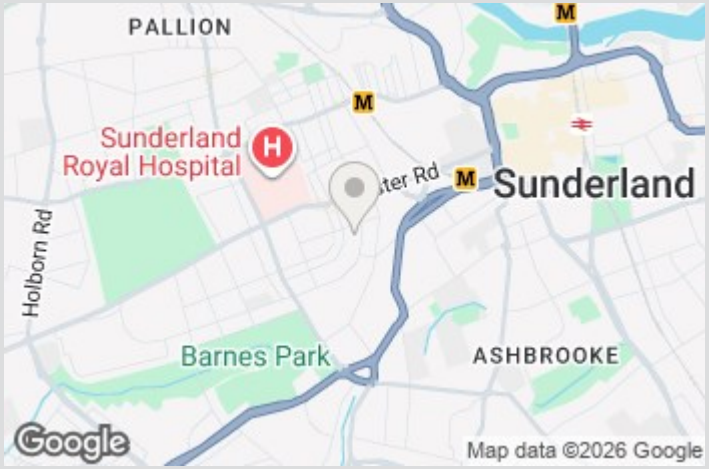
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on .

Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

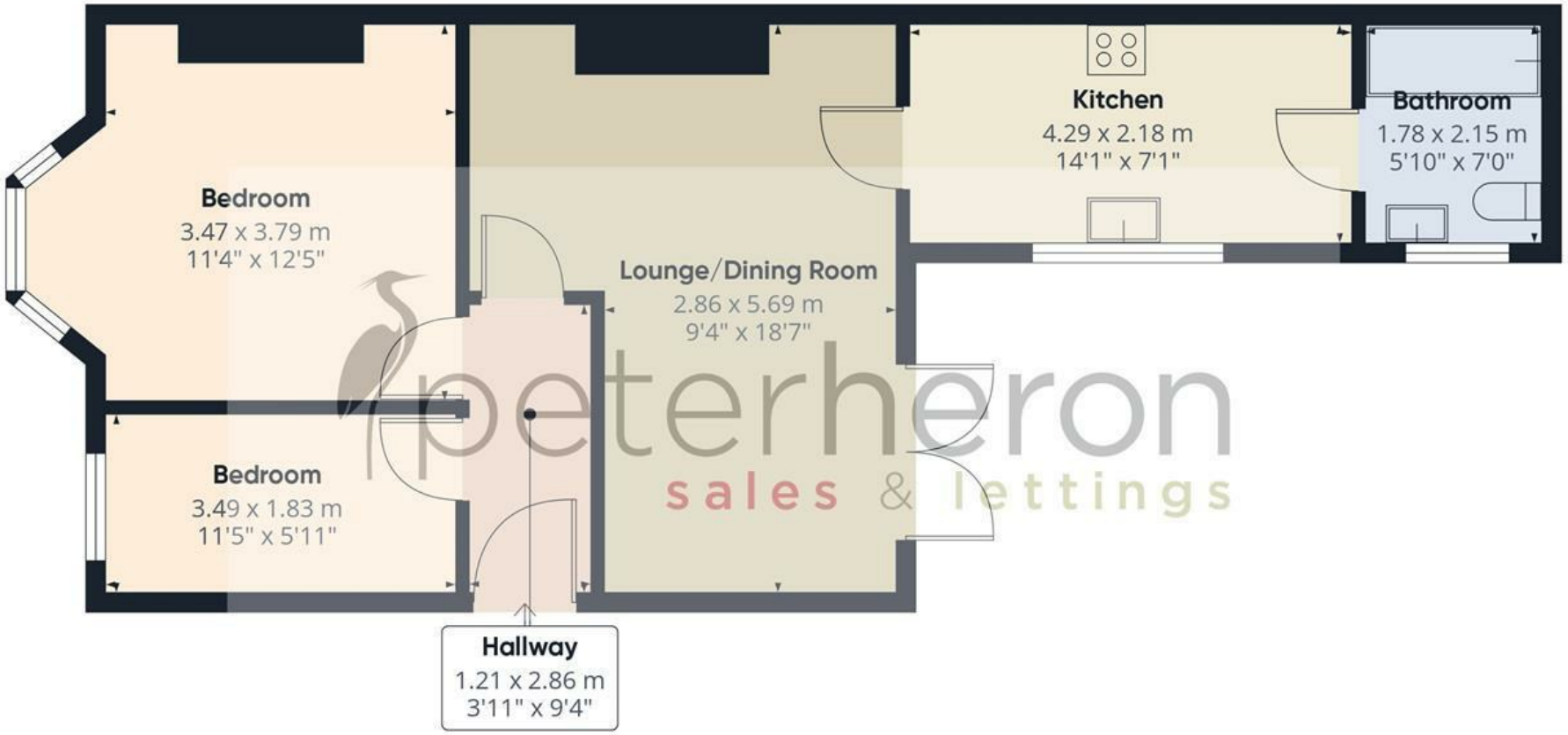
Ombudsman
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Approximate total area(1)

56.5 m²

609 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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