



M I C H A E L H O D G S O N

estate agents & chartered surveyors



GRINDON TERRACE, SUNDERLAND £95,000

Situated just off Chester Road this 2 bed double fronted cottage is situated on Grindon Terrace offering a superb location for easy access to local shops, Sunderland Royal Hospital and amenities as well as being within easy reach of Sunderland City Centre and the A19. The property briefly comprises of: Entrance Hall, Living Room Sitting / Dining Room, 2 Bedrooms, Kitchen and a Bathroom. Externally there is a front forecourt and a rear yard accessed via a roller shutter providing off street parking. There is NO ONWARD CHAIN INVOLVED with the sale of the property. The property is likely to appeal to a wide variety of purchasers and must be viewed to be fully appreciated.

Cottage

2 Bedrooms

Sitting / Dining Room

Viewing Advised

Double Fronted

Living Room

No Chain Involved

EPC Rating: E



GRINDON TERRACE, SUNDERLAND

£95,000

Entrance Hall

Delft rack, radiator

Living Room

15'4" to bay x 11'1"

The Living Room has a double glazed bay window to the front elevation, radiator, feature fireplace with electric fire

Dining Room/Sitting Room

14'10" x 13'2"

Double glazed window to the rear elevation, radiator, coving to ceiling, storage cupboard, feature fireplace with electric fire

Kitchen

9'4" x 8'6"

The Kitchen has a comprehensive range of floor and wall units, tile splashbacks, electric oven, electric hob, stainless steel sink with mixer tap, double glazed window, radiator, laminate floor, wall mounted gas central heating boiler

Rear Passage

Door to the rear yard, laminate floor

Bathroom

Suite comprising low level wc, pedestal wash hand basin, bath. double glazed window, radiator

Bedroom One

12'8" x 9'11"

Front facing, double glazed window, range of fitted wardrobes with storage above the bed space

Bedroom Two

9'10" x 9'11"

Front facing, double glazed window, radiator, two sets of fitted wardrobes and storage above the bed space

External

External there is a front forecourt and a rear yard accessed via a roller shutter providing off street parking

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.

EPC

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