



MICHAEL HODGSON

estate agents & chartered surveyors





## ST. MARKS ROAD, SUNDERLAND

£75,000

Situated on St Marks Road in Millfield just off Chester Road this 2 bedroomed cottage should be viewed to be appreciated and is likely to appeal to a wide variety of purchasers. The property is offered For Sale with NO ONWARD CHAIN with the internal accommodation briefly comprises of: Entrance Inner Hall, Living Room, Kitchen, Bathroom and 2 Bedrooms. Externally there is there is a front forecourt and a rear yard accessed via a roller shutter providing off street parking. St Marks Road is conveniently located to offer easy access to Chester Road and its shops and amenities as well as Sunderland City Centre, University and Royal Hospital. Viewing is advised.

Cottage  
Living Room  
Bathroom  
Off Street Parking

2 Bedrooms  
Kitchen  
No Chain Involved  
EPC Rating: D



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### Entrance Hall

Laminate floor

### Living Room

11'1" x 14'0"

Double glazed window, radiator, laminate floor

### Kitchen

8'3" x 13'0"

The kitchen has a range of floor and wall units, tiled splash back, electric oven, electric hob, plumbed for washer, wall mounted gas boiler, double glazed window, stainless steel sink and drainer with mixer tap, laminate floor

### Bedroom 1

14'9" x 14'5"

Front facing, double glazed window, radiator

### Bedroom 2

10'10" x 7'1"

Rear facing double glazed window, radiator

### Bathroom

White suite comprising low level wc, pedestal basin, bath with mixer tap and shower attachment, double glazed window, chrome towel radiator

### Externally

Externally there is 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

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# M I C H A E L   H O D G S O N

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