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STANSFIELD STREET, SUNDERLAND £169,950

An immaculately presented 2 / 3 bedroom mid terraced cottage that has undergone a scheme of modernisation and improvement that must be viewed to be fully appreciated. The property is located on Stansfield Street in Roker, just off Roker Avenue offering a much sought after and convenient location providing access to Sunderland City Centre, excellent transport links, shops and amenities. The property itself benefits from a new kitchen, a new bathroom, contemporary décor, plus many extras of note. The stylish accommodation briefly comprises Entrance Vestibule, Inner Hall, Living Room or 3rd Bedroom, Sitting Room, Kitchen, Bathroom, 2 Bedrooms. Externally there is a front forecourt and a gravelled rear yard accessed via an electric roller shutter. There is NO ONWARD CHAIN INVOLVED. Viewing of this lovely home is highly recommended to fully appreciate the stunning property on offer.

Double Fronted Cottage	2 / 3 Bedrooms
Living Room or 3rd Bedroom	Sitting Room
New Kitchen	New Bathroom
Freehold Council Tax Band: A	EPC Rating: TBC



STANSFIELD STREET, SUNDERLAND

£169,950

Entrance Vestibule

16'7" x 11'5"

Leading to:

Inner Hall

radiator

Living Room / 3rd Bedroom

A versatile room that could be used as a 3rd bedroom or living room, having a double glazed bay window to the front elevation, radiator

Sitting Room

13'8" x 11'7"

The sitting room has a double glazed window to the rear elevation, ornate fireplace, 2 storage cupboards set to the alcoves, high level Aerial point and power socket, radiator

Kitchen

13'1" x 9'1"

The kitchen has a new comprehensive range of floor and wall units, integrated fridge, freezer, microwave, dishwasher and a washing machine, sink and drainer with mixer tap, cupboard with wall mounted gas central heated boiler, electric hob with extractor over, electric oven, double glazed window, door to the rear garden, recess spot lighting

Bedroom 1

11'9" x 7'0"

Rear facing, radiator

Bedroom 2

7'0" x 14'0"

Front facing, radiator

Bathroom

New white suite comprising of a low level WC, wash hand basin with a mixer tap set on a vanity unit, bath with mixer tap and shower attachment, double glazed window, recess spot lighting, storage cupboard

Externally

Externally there is a front forecourt and a gravelled rear yard accessed via an electric roller shutter

COUNCIL TAX

The Council Tax Band is Band A

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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