



MICHAEL HODGSON

estate agents & chartered surveyors

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TROTTER TERRACE, SUNDERLAND £94,950

Likely to appeal to a wide variety of purchasers this 2 bedroomed mid terraced cottage should be viewed to be appreciated. The property itself is situated on Trotter Terrace in Ryhope which offers a convenient location providing easy access to the A19, Doxford International in addition to local shops and amenities. Internally the accommodation briefly comprises of: Entrance Vestibule, Living Room, Kitchen, Shower Room and 2 Bedrooms. Externally there is a front garden and rear yard. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised.

Cottage

Living Room

Shower Room

Freehold | Council Tax

Band:

2 Bedrooms

Kitchen

No Chain Involved

EPC Rating: TBC



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Entrance Vestibule

Laminate floor

Living Room

15'9" x 16'5"

Double glazed window, double radiator, laminate floor, feature fireplace with gas fire

Kitchen

11'6" x 7'10"

Range of floor and wall units, tile splashbacks, space for free standing cooker, plumbed for washing machine and dryer, two double glazed windows, wall mounted gas central heating boiler, door to the rear, tiled floor, radiator

Shower Room

White suite comprising low level wc, pedestal wash hand basin with mixer tap, double glazed window, shower cubicle,

Bedroom One

12'1" x 10'8"

Rear facing, double glazed window, radiator

Bedroom Two

10'6" x 11'5"

Front facing, double glazed window, radiator

External

Externally there is a front garden and rear yard

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

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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