



MICHAEL HODGSON

estate agents & chartered surveyors



EDWIN STREET, SUNDERLAND

Offers Over £90,000

An immaculately presented 2 bed cottage that will not fail to impress all who view and is likely to appeal to a wide variety of purchasers. The property is conveniently located on Edwin Street in Pallion offering easy access to local shops, schools and amenities, Hylton Road, Sunderland University and Royal Hospital. Internally the property has been meticulously modernised and improved by the current owner and briefly comprises of: Entrance Hall, Living Room, Kitchen / Breakfast Room, Shower Room and 2 Bedrooms. Externally there is a front forecourt and a rear yard accessed via an up and over garage door. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Cottage

Living Room

Shower Room

No Chain Involved

2 Bedrooms

Kitchen / Dining Room

Stunning Property

EPC Rating: TBC



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Entrance Hall

Recess spot lighting, radiator

Living Room

10'5" x 12'11"

The living room has a double glazed window, radiator, high level power point and provision for a wall mounted television.

Kitchen / Breakfast Room

17'9" max x 7'11"

The kitchen has a range of floor and wall units, tiled splashback, double glazed window, sink and drainer with mixer tap, gas hob with extractor over, cupboard with wall mounted gas central heated boiler, recess spot lighting, LVT flooring, electric oven

Rear Passage

LVT flooring, storage cupboard, door to the rear yard.

Shower Room

Modern white suite comprising of a low level WC, wash hand basin with mixer tap sat on a wall hung vanity unit, walk-in shower with tiled surround and a rainfall style shower head plus an additional shower attachment. LVT flooring

Bedroom 1

16'2" to the bay x 13'8"

Front facing, double glazed bay window, recess spot lighting, radiator

Bedroom 2

6'8" x 9'6"

Rear facing, double glazed window, radiator

Externally

Externally there is a front forecourt and a rear yard accessed via an up and over garage door.

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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

