



MICHAEL HODGSON

estate agents & chartered surveyors

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## THOMAS STREET SOUTH, SUNDERLAND

£99,950

A well presented 1 bed cottage that must be viewed to be fully appreciated and will not fail to impress all who view. Situated on Thomas Street South in Ryhope conveniently located to provide easy access to shops, amenities as well as excellent transport links. The cottage briefly comprises of: Entrance Hall, Living Room, Kitchen, Rear Passage, Bathroom and a Bedroom. Externally there is a rear yard accessed via an electric roller shutter. Viewing is highly recommended to fully appreciate the property on offer.

Cottage  
Living Room  
Bathroom  
Viewing Advised

1 Bedroom  
Kitchen  
Lovely Property  
EPC Rating: E



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ENTRANCE HALL

radiator

BEDROOM1

13'1" x 13'6"

Front facing, double glazed window, radiator

LIVING ROOM

14'0" x 17'1" max

The living room has double glazed French doors leading to the rear yard, feature fireplace, two radiators, spiralled staircase leading to the loft space.

KITCHEN

15'8" x 8'0" max

The kitchen has a range of floor and wall units, cupboard with mall mounted boiler, integrated microwave, sink with mixer tap, space for a range style cooker, impressive vaulted ceiling with vellum windows and exposed beams, double glazed window.

REAR PASSAGE

door to the rear yard, storage cupboard with plumbing for a washing machine,

BATHROOM

Suite comprising of a low level wc, pedestal basin, bath with shower over, tiled floor, double glazed window, towel radiator, vaulted style ceiling with velux style window and recessed spot lighting

LOFT ROOM

accessed via a spiralled staircase from the living room having four velux style windows, three radiators

EXTERNALLY

Externally there is a rear yard accessed via an electric roller shutter,

COUNCIL TAX

The Council Tax Band is Band

TENURE

We are advised by the Vendors that the property is XX. 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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