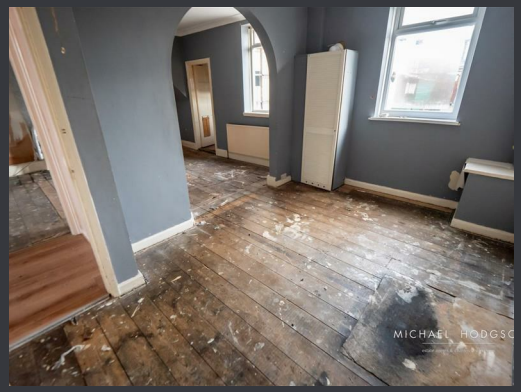
MICHAEL HODGSON

estate agents & chartered surveyors

CROMWELL STREET, SUNDERLAND
£85,500

Available with NO ONWARD CHAIN this deceptively spacious 4 bed cottage is in need of modernisation and improvement throughout and offers an exciting opportunity with superb investment potential for a home owner or investor. The generous yet versatile living space briefly comprises of Entrance Hall, Living Room, Dining Area, Inner Hall, Kitchen, Bathroom and 2 Ground Floor Bedrooms and to the first floor 2 Bedrooms and a Jack and Jill style En Suite Bathroom. Externally there is a front forecourt and a generous rear yard. The property is situated on Cromwell Street in Millfield being close to located schools, shops and amenities in addition Sunderland City Centre and Hospital. This property must be viewed to fully appreciate the space on potential on offer.

Cottage	4 Bedrooms
Living Room	Dining Area
Kitchen	Bathroom & En Suite
No Chain Involved	EPC Rating:E



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Entrance Hall
Laminate floor.

Living Room
13'8" x 13'4"
Rear facing, radiator,

Dining Area
13'9" x 9'1"
Radiator, double glazed window, wall mounted gas central heated boiler.

Bedroom 3
16'2" to bay x 11'1"
Front facing, bay window, radiator.

Bedroom 4
14'1" x 7'4"
Front facing, radiator.

Inner Hall
Stairs to the first floor, door to the rear yard

Kitchen
10'0" x 8'5"
Floor and wall units, stainless steel sink and drainer with mixer tap, double glazed window.

Bathroom
Pedestal basin, low level WC, double glazed window, the bathroom is in need of finishing

First Floor
Landing.

Bedroom 1
15'4" x 10'2"
Velux style window, double radiator,

En Suite
Jack and Jill style en suite accessed from both first floor bedrooms, velux style windows, low level WC, corner bath, radiator.

Bedroom 2
14'4" max x 15'9" max
Velux style window, double radiator.

Externally
Externally there is a front forecourt and a generous rear yard

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

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