



MICHAEL HODGSON

~ estate agents & chartered surveyors

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## PERCIVAL STREET, SUNDERLAND £85,000

This 3 bed dormer cottage is situated on Percival Street in Pallion which is ideally located to provide easy access to Pallion shops, amenities and transport links. Internally the versatile accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen, Rear Passage, Bathroom and to the First Floor, 3 Bedrooms. Externally there is a rear yard. Viewing is advised.

Dormer Cottage  
Living Room  
Kitchen  
Viewing Advised

3 Bedrooms  
Dining Room  
Bathroom  
EPC Rating: D



PERCIVAL STREET, SUNDERLAND

£85,000

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Entrance Hall  
Laminate floor, radiator.

Living Room  
12'5" x 11'1"  
Laminate floor, feature fire with electric fire, radiator.

Dining Room  
15'10" x 13'11"  
Double radiator, laminate floor, stairs to the first floor.

Kitchen  
7'1" x 12'5"  
Range of floor and wall units, tiled splashback, stainless steels sink and drainer with mixer tap, gas hob, electric oven, tiled floor, wall mounted gas central heating boiler.

Bathroom  
White suite comprising of a low level WC, pedestal basin, chrome towel radiator, double glazed window, tiled floor, bath with shower over.

First Floor  
Landing, radiator.

Bedroom 1  
10'10" x 9'7"  
Front facing, double glazed window, radiator, laminate floor, recessed wardrobe.

Bedroom 2  
6'1" x 14'2"  
Rear facing, double glazed window, radiator, laminate floor.

Bedroom 3  
10'10" x 5'6"  
Rear facing, double glazed window, radiator, laminate floor.

Externally  
Externally there is a 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

# M I C H A E L   H O D G S O N

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