



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

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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