

## MICHAEL HODGSON

estate agents & chartered surveyors



# 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

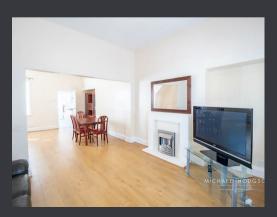
Viewing Advised

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.

#### COUNCILTAX

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

### MICHAEL HODGSON

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