



MICHAEL HODGSON

estate agents & chartered surveyors

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DUNBAR STREET, SUNDERLAND

£120,000

An exciting opportunity to purchase a 2 / 3 bed double fronted cottage situated on Dunbar Street offering a superb location for easy access to Chester Road, the A19 and access to local shops and amenities. The property requires some modernisation and improvement and should be viewed to appreciate the potential and home on offer. The versatile living accommodation briefly comprises of: Entrance Hall, Sitting Room, Living Room or 3rd Bedroom, Kitchen, Shower Room and 2 Bedrooms. Externally there is a front forecourt and a rear yard. There is NO ONWARD CHAIN INVOLVED. Viewing is advised to appreciate the home and potential on offer.

- | | |
|-------------------------|-------------------|
| Double Front Cottage | 2 / 3 Bedrooms |
| Living Room | Kitchen |
| Shower Room | No Chain Involved |
| In Need of Moderisation | EPC E |



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Entrance Hall

leading to:

Living Room or 3rd Bedroom

13'5" max x 12'2" to bay

Double glazed bay window, night storage heater.

Sitting Room

15'1" x 15'5"

Double glazed window, feature fire with electric fire, night storage heater.

Bedroom 1

15'11" x 9'8"

Rear facing, double glazed window, wood floor, corner shower cubicle.

Kitchen

9'1" x 7'11"

Range of floor and wall units, double glazed window, sink and drainer with mixer tap.

Inner Hall

Night storage heater.

Shower Room

Low level WC, pedestal basin, double glazed window, electric chrome towel radiator, shower cubicle.

Bedroom 2

Front facing double glazed window, night storage heater.

Externally

Externally there is a front forecourt and a rear yard.

COUNCIL TAX

The Council Tax Band is Band B.

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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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

