



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



CUBA STREET, SUNDERLAND

£199,950

We welcome to the market this immaculately presented 3, formally 4, bed terraced house situated on Cuba Street in Grangetown that is likely to appeal to a variety of purchasers and should be viewed to be appreciated. The property is ideally located for convenient access to shops, schools, amenities as well as good transport links to Sunderland City Centre and beyond. Internally the generous yet versatile living accommodation briefly comprises of: Entrance Hall, Living Room, Sitting Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms, WC and a Bathroom in addition to a useful store room. Externally there is a front forecourt and a rear block paved courtyard accessed via an electric roller shutter. Viewing is highly recommended.

Mid Terraced House

3 Bedrooms

Living Room

Sitting Room

Kitchen / Dining Room

Immaculate Property

Formerly 4 Bedrooms

EPC Rating: TBC



CUBA STREET , SUNDERLAND

£199,950

Entrance Vestibule

Laminate floor, leading to the inner hall.

Inner Hall

Radiator, laminate floor, stairs to the first floor.

Living Room

16'4" to bay x 13'4"

The living room has a double glazed bay window to the front elevation, laminate floor, multi fuel stove, double radiator, ornate ceiling.

Sitting Room/Dining Room

12'2" x 15'6"

A versatile room currently used as a sitting room having a Double glazed window, laminate floor, feature fireplace with gas fire.

Kitchen / Dining Room

9'9" x 20'10"

The kitchen has a range of floor and wall units, tiled splashback, granite worktop, double glazed window, French door to the rear garden, radiator, range cooker, space for an American style fridge freezer, Belfast sink with mixer tap.

First Floor

Landing, double radiator, walk in storage cupboard, loft access.

Bathroom

Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, shower cubicle with tiled splashback, tiled floor, double glazed bay window, tiled floor, radiator, towel radiator, bath with mixer tap and shower attachment, recessed spot lighting.

WC

Low Level WC, double glazed window.

Bedroom 1

16'2" to bay x 11'10"

Front facing double glazed bay window, radiator, laminate floor.

Bedroom 2

12'2" x 14'7"

Rear facing, double glazed window, radiator, laminate floor.

Bedroom 3

8'2" x 9'4"

Front facing, double glazed window, laminate floor, radiator.

Externally

Externally there is a front forecourt and a rear block paved courtyard accessed via an electric roller shutter.

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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

0191 5657000

www.michaelhodgson.co.uk

