



MICHAEL HODGSON

estate agents & chartered surveyors

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LONDONDERRY STREET, SUNDERLAND

£115,000

This immaculately presented 3 bed mid terraced dormer cottage will not fail to impress all who view and is likely to appeal to a wide variety of purchasers being situated on Londonderry Street in Silksworth offering a convenient location for local shops, schools and amenities as well as Doxford International and Sunderland City Centre both within a short car journey away. The property briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Kitchen, Bathroom and to the First Floor, Landing, 3 Bedrooms. Externally there rear yard. Viewing is highly recommended.

Dormer Cottage
Living Room
Kitchen
Lovely Property

3 Bedrooms
Dining Room
Viewing Advised
EPC Rating : D



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Entrance Vestibule
leading to the inner hall.

Inner Hall
laminate floor, storage cupboard.

Living Room
12'5" x 12'2"
The living room has a double glazed window to the front elevation, laminate floor, double radiator, brick surround fireplace with multi fuel stove sat on a tiled hearth, glazed french doors leading to the dining room.

Dining Room
15'2" x 13'1"
Laminate floor, radiator, double glazed window.

Kitchen
7'9" x 14'9"
The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washer and dryer, electric oven, electric hob with extractor over, radiator, 2 double glazed windows, recessed spot lighting.

Rear Passage
Door to the yard, storage cupboard with wall mounted gas central heating boiler.

Bathroom
Modern white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, fitted mirror, chrome towel radiator, double glazed window, tiled walls and floor, recessed spot lighting, extractor, double glazed window.

First Floor
Landing, recessed spot lighting.

Bedroom 1
13'5" max x 12'9" max
Rear facing, double glazed window, radiator.

Bedroom 2
9'6" max x 16'2" max
Front facing, double glazed window, radiator.

Bedroom 3
6'2" x 11'8"
Front facing, double glazed window, radiator.

Externally
Externally there is a rear yard.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX
The Council Tax Band is Band A.

M I C H A E L H O D G S O N

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