



MICHAEL HODGSON

estate agents & chartered surveyors

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## MARGATE STREET, SUNDERLAND

£129,950

Having undergone a comprehensive scheme of modernisation and improvements this super 3 bed mid terraced cottage will not fail to impress all who views benefitting from a new kitchen with integrated appliances, new bathroom, new floor coverings and contemporary decor plus many extras of note. The property is conveniently located on Margate Street in Silksworth offering easy access to shops, schools and amenities as well as excellent transport links. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Rear Passage, Bathroom and to the First Floor Landing, 3 Bedrooms. Externally there is a front lawned garden and a rear yard. There is. NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Mid Terraced Cottage

3 Bedrooms

Living Room

Dining Room

New Kitchen

New Bathroom

No Chain Involved

EPC Rating: C



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Entrance Hall  
Radiator, laminate floor, stairs to the first floor.

Living Room  
12'8" x 13'6"  
The living room has a double glazed window to the front elevation, radiator, high level power socket and aerial socket, opening to the dining room.

Dining Room  
The dining room has double glazed patio doors to the rear elevation, radiator, high level power socket and aerial socket, storage cupboard.

Kitchen  
14'6" x 7'5"  
The kitchen has a new comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, double glazed window, cupboard with wall mounted gas central heating boiler, integrated dishwasher, washer/dryer, fridge, freezer, recessed spot lighting, laminate floor.

Rear Passage  
Laminate floor, storage cupboard, door the yard.

Bathroom  
New modern white suite comprising of a low level, wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator, double glazed window, laminate floor, bath with mixer tap and rainfall style shower over and an additional shower attachment.

First Floor  
Landing, glass inset panels to the staircase, double glazed window to the rear elevation, recessed spot lighting.

Bedroom 1  
10'10" x 11'10"  
Rear facing, double glazed window, radiator.

Bedroom 2  
11'3" max x 8'9" max  
Front facing, double glazed window, radiator.

Bedroom 3  
8'10" max x 14'5" max  
Front facing, double glazed window, radiator.

Externally  
Externally there is a front lawned garden and a rear garden.

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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