



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

ERITH TERRACE, SUNDERLAND £115,000

This 2 or 3 bedroom mid terraced double fronted cottage is situated on Erith Terrace in St Gabriel's commanding an excellent location providing easy access to the Royal Hospital, University and local shops, schools and amenities. The property briefly comprises of: Entrance Vestibule, Inner Hall, Living Room or 3rd Bedroom, Sitting Room, Kitchen, Rear Passage, Bathroom and 2 Bedrooms. Externally there is a front forecourt and rear yard accessed via an up and over door providing off street parking. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

- | | |
|----------------------------|-----------------|
| Double Fronted Cottage | 2 or 3 Bedrooms |
| Living Room or 3rd Bedroom | Sitting Room |
| Kitchen | Bathroom |
| No Chain Involved | EPC Rating: D |



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

ERITH TERRACE, SUNDERLAND

£115,000

Entrance Vestibule

Leading to the inner hall.

Inner Hall

leading to:

Living Room or 3rd Bedroom

12'8" x 15'7" to bay

A versatile room that could be used as a Living Room or 3rd Bedroom having a double glazed bay window, radiator.

Sitting Room

14'1" x 12'6"

Double glazed window, radiator, rear facing.

Bedroom 1

12'9" x 10'2"

Rear facing, double glazed window, radiator.

Bedroom 2

12'10" x 7'8"

Front facing, double glazed window, radiator.

Kitchen

6'10" x 12'6"

The kitchen has a range of floor and wall units, tiled splashback, double glazed window, sink and drainer with mixer tap, electric oven, electric hob with extractor over.

Rear Passage

Door to the rear yard

Bathroom

White suite comprising of a low level WC, pedestal basin, bath with mixer tap and shower attachment, double glazed window, extractor, radiator.

Externally

Externally there is a front forecourt and rear yard accessed via an up and over door providing off street parking.

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

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

