



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



HASTINGS STREET, SUNDERLAND

£59,950

This deceptively spacious 3 bed end terraced cottage situated on Hastings Street in Hendon that is likely to appeal to a wide variety of purchasers and must be viewed to appreciated. The property is in need of some modernisation and internally offers versatile living space briefly comprises of: Entrance Hall, Living Room, Sitting Room, Breakfast Room, Kitchen, WC and to the First Floor, 3 Bedrooms. Externally there is a front forecourt and a rear yard accessed via an electric roller shutter. The property is ideally situated for access to Vilette Road and its many shops and amenities. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is advised.

End Terrace
3 bedrooms
Sitting Room
No Chain Involved

Cottage
Living Room
Kitchen & Breakfast Room
EPC Rating: TBC



HASTINGS STREET, SUNDERLAND

£59,950

Entrance Hall
Double radiator, stairs to the first floor, cupboard under the stairs, cupboard with wall mounted gas central heating boiler.

Living Room
15'1" x 16'2" to bay
Double glazed bay window, radiator in bay, fireplace

Siting Room
12'0" x 14'1"
Double glazed window, double radiator, fireplace.

Breakfast Room
9'0" x 14'4"
Double radiator, storage cupboard.

Kitchen
8'6" x 11'0"
The kitchen has a range of floor and wall units, space for a freestanding cooker, double glazed window, laminate floor, stainless steel sink and drainer with mixer tap, door to the rear garden.

WC
Low level WC, laminate floor.

First Floor
Landing.

Bathroom
Bath, pedestal basin, velux style window, radiator.

Bedroom 1
14'6" max x 11'11" max
Rear facing, double glazed window, radiator, t fall roof in part.

Bedroom 2
11'0" x 13'3"
Front facing, double glazed window, radiator, t fall roof in part.

Bedroom 3
7'7" x 6'7"
Front facing, velux style window, t fall roof in part, radiator.

Externally
Externally there is a front forecourt and a rear yard accessed via an electric roller shutter.

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

