



MICHAEL HODGSON

estate agents & chartered surveyors



SEA VIEW STREET, SUNDERLAND

£118,000

This deceptively spacious 2 / 3 bed cottage is situated on Sea View Street in Grangetown offering a much sought after and convenient location providing access to Grangetown centre and its many shops and amenities as well as the A19 and Sunderland City Centre. The property itself will not fail to impress all who view and briefly comprises: Entrance Hall, Dining Room, Living Room or Ground Floor 3rd Bedroom if needed, Kitchen, Bathroom and to the First Floor, Landing 2 Bedrooms and an En Suite. Externally there is a rear paved yard accessed via an electric roller shutter. Viewing of this lovely home is highly recommended to fully appreciate the property on offer.

Cottage

Living Room or 3rd
Bedroom

Kitchen

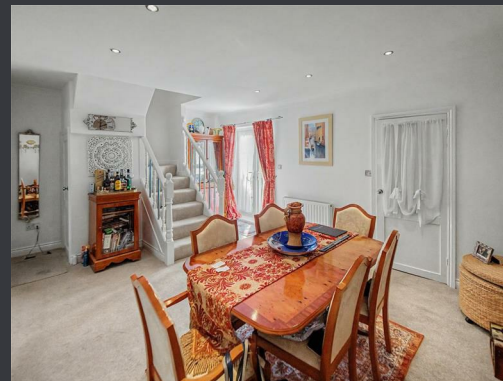
Viewing Advised

2 / 3 Bedrooms

Dining Room

Bathroom & En Suite

EPC Rating: D



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Entrance Hall
Leading to the living room.

Living Room or 3rd Bedroom
14'1" x 11'2"
Front facing, Double glazed window, radiator, could be used as a ground floor 3rd Bedroom

Dining Room
18'0" x 12'3"
Stairs to the first floor, double glazed window, radiator, recessed spot lighting.

Kitchen
7'10" x 8'9"
The kitchen has a range of range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, wall mounted gas central heating boiler, tiled floor.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, bath with shower over, double glazed window, radiator, tiled floor, extractor, recessed spot lighting.

First Floor
Landing.

Bedroom 1
21'8" max x 10'4" max
Double glazed window to the rear elevation, t fall roof in part, velux style window, radiator.

En Suite
White suite comprising of a low level WC, wash hand basin with mixer tap, shower with tiled splashback, radiator.

Bedroom 2
7'3" x 12'11"
T fall roof in part, velux style window, range of fitted wardrobes, radiator.

Externally
Externally there is a rear paved 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

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