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ERITH TERRACE, SUNDERLAND £117,500

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



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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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

