



MICHAEL HODGSON

estate agents & chartered surveyors

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SHEPHERD STREET, SUNDERLAND

Offers In The Region Of £70,000

This 3 bedroom mid terraced dormer cottage is available with NO ONWARD CHAIN. Located on Shepherd Street in Millfield Being close to local schools, shops and amenities. The property itself briefly comprises of Entrance Vestibule, Living Room, Dining Room, Kitchen, Rear Passage and Bathroom and to the First Floor 3 Bedrooms. Externally there is a rear yard. Viewing is recommended.

Terraced Dormer Cottage

3 Bedroom

Living Room

Dining Room

Ground Floor Bathroom

No Onward Chain

Must Be Viewed

EPC Rating: E

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Entrance Vestibule

Living Room
18'6" max x 12'11" max
Front facing, double glazed window, feature fireplace, radiator.

Dining Room
13'4" max x 18'5" max
Double glazed window, radiator, stairs to the first floor.

Kitchen
16'5" max x 9'8" max
The kitchen has a range of floor and wall units, wall mounted gas central heating boiler, stainless steel sink and drainer, integrated oven, electric hob, double glazed window, plumbed for washer, door to the rear, double glazed window.

Rear Passage
Storage cupboard

Bathroom
Low level Wc, pedestal basin, bath.

First Floor

Bedroom
11'3" x 7'1"
Radiator, double glazed window.

Bedroom
7'10" x 11'3"
Double glazed window, radiator.

Bedroom
7'10" x 15'3"
2 Double glazed windows, radiator.

Externally
Rear Yard.

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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