



MICHAEL HODGSON

estate agents & chartered surveyors

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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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