



MICHAEL HODGSON

estate agents & chartered surveyors

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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: D



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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

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