



MICHAEL HODGSON

estate agents & chartered surveyors

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KITCHENER TERRACE, SUNDERLAND

£119,950

This well presented 3 bed dormer cottage is situated on Kitchener Terrace in Grangetown offering a popular and convenient location providing an excellent commuting location for easy access to the A19, Sunderland City Centre in addition to local shops and amenities. The property itself boasts generous and versatile living space briefly comprising of: Entrance Hall, Dining Room, Sitting Room, Kitchen / Breakfast Room, Bathroom and to the First Floor, Landing and 3 Bedrooms. Externally there is a rear yard accessed via a roller shutter. Viewing is advised.

Dormer Cottage

3 Bedrooms

Sitting Room

Dining Room

Kitchen / Breakfast Room

Lovely Property

Viewing Advised

EPC Rating: D

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Entrance Vestibule
Leading to:

Inner Hall
radiator, storage cupboard

Dining / Sitting Room
13'9" x 12'3"
Double glazed window to front elevation, radiator, opening to:

Living Room
17'2" x 15'5"
The Living Room has a radiator, return staircase leading to the first floor, two windows looking into kitchen/breakfast room, cupboard with wall mounted gas central heating boiler

Kitchen / Breakfast Room
14'11" max x 13'10" max
The kitchen has a range of floor and wall units, electric oven, electric hob with extractor over, radiator, sink and drainer with mixer tap recessed spot lighting, double glazed window to the rear and side elevation, plumbed for washing machine, door to rear yard

Bathroom
White suite comprising low level wc, pedestal wash hand basin with mixer and shower attachment, double glazed window to the side elevation, tiled floor and tiled walls, recessed spot lighting

First Floor
Landing, storage cupboard

Bedroom One
11'6" x 13'11"
Front facing, double glazed window, radiator range of fitted wardrobes

Bedroom Two
13'11" x 13'11"
Rear facing, double glazed window, radiator

Bedroom Three
10'8" x 7'0"
Rear facing, double glazed window, radiator

External
Externally there is a rear yard accessed via a 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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