



MICHAEL HODGSON

estate agents & chartered surveyors

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BEXLEY STREET, SUNDERLAND

£124,950

This 3/4 bedroom terraced cottage is available with NO ONWARD CHAIN. Situated on Bexley Street in St Gabriels offering a superb location proving easy access to Sunderland University, Hospital in addition to transport links to the City as well as local schools, shops and amenities. The property itself briefly comprises of Entrance Vestibule, inner Hall, Sitting Room/ Bedroom, Living Room, Kitchen, Bathroom and to the First Floor 3 Bedrooms. Externally there is a rear yard access via an electric roller shutter. Viewing is this property is highly recommended.

Cottage
Living Room
Bathroom
Must be Viewed

3/4 Bedrooms
Kitchen
No Onward Chain
EPC Rating E



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Entrance Vestibule

Inner Hall

Sitting Room/ Bedroom

12'6" max x 14'11" max

Front facing, double glazed window, radiator.

Living Room

14'6" max x 18'11" max

The living room has a rear facing double glazed window, wall mounted electric fire, radiator, storage cupboard, stairs to the first floor.

Kitchen

12'6" max x 9'6" max

The kitchen has a range of floor and wall units, integrated oven, electric hob with extractor over, stainless steel sink and drainer, plumbed for washer, wall mounted gas central heating boiler, double glazed window, door to the rear.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower attachment, double glazed window, towel radiator, recessed spot lighting.

First Floor

Landing.

Bedroom 1

11'9" max x 12'9" max

Double glazed window, radiator, storage cupboard.

Bedroom 2

14'5" max x 7'2" max

T fall roof in part, radiator, double glazed window, storage cupboard.

Bedroom 3

7'1" x 12'6"

Double glazed window, radiator.

Externally

Externally there is a rear yard accessed via an electric roller shutter.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band A.

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

M I C H A E L H O D G S O N

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