



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



SORLEY STREET, SUNDERLAND

£114,950

This 2 bedroom terraced cottage is available with NO ONWARD CHAIN. Situated on Sorley Street in Millfield being close to local schools, shops, amenities and with road links to Sunderland City Centre as well as being within close proximity to Sunderland Royal Hospital. The property itself briefly comprises of Entrance Vestibule, Inner Hall, Ground Floor Bedroom, Living Room, Conservatory, Kitchen, Rear Vestibule and Bathroom. To the First Floor there is a Dressing Area and Bedroom. Externally there is a front forecourt and a yard to the rear accessed via an up and over door. Viewing is highly recommended.

Cottage
Living Room
Ground Floor Bathroom
Must Be Viewed

2 Bedrooms
Conservatory
No Onward Chain
EPC Rating E



SORLEY STREET, SUNDERLAND
£114,950

Entrance Vestibule

Inner Hall
Radiator.

Bedroom
16'4" to bay x 14'8" max
Front facing ground floor bedroom having a double glazed bay window, radiator.

Living Room
19'0" max x 14'5" max
The living room has a feature fire place with gas fire, radiator, cupboard under the stairs, double glazed french doors to conservatory, stairs to the first floor.

Conservatory
7'10" max x 8'10" max
The conservatory has a range of double glazed windows, double glazed french doors to the rear.

Kitchen
12'0" max x 7'2" max
The kitchen has a range of floor and wall units, plumbed for washer, integrated fridge freezer, integrated oven, gas hob with extractor over, double glazed window, cupboard with wall mounted gas central heating boiler.

Rear Vestibule
Door to the rear.

Bathroom
Suite comprising of a low level WC, pedestal basin, bath with shower over, double glazed window, radiator.

First Floor

Dressing Area
16'2" max x 9'3" max
T fall roof in part with velux style window, radiator.

Bedroom
16'3" max x 7'10" max
T fall roof in part having a velux style window, radiator.

Externally
Externally there is a front forecourt and a yard to the rear accessed via an up and over door.

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

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

