



MICHAEL HODGSON

estate agents & chartered surveyors

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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



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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

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