



MICHAEL HODGSON

estate agents & chartered surveyors

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## WILFRED STREET, SUNDERLAND

£625 Per Month

This 2 bed cottage is situated on Wilfred Street in Pallion which is ideally located to provide easy access to Sunderland Royal Hospital, University, Hylton Road in addition to good transport links and amenities. Internally the cottage briefly comprises of: Entrance Hall, Living Room, Kitchen, Bathroom and 2 Bedrooms. Externally there is a rear yard. Viewing is highly recommended.

Cottage  
Living Room  
Bathroom  
To Let

2 Bedrooms  
Kitchen  
Viewing Advised  
EPC Rating: D



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### Entrance Hall

Radiator

### Bedroom 1

12'11" x 13'7"

Front facing, double glazed window, radiator

### Bedroom 2

6'4" x 11'6"

Rear facing, double glazed window, radiator

### Living Room

10'8" x 14'11"

Double glazed window, radiator

### Kitchen / Breakfast Room

20'8" max x 7'8"

The kitchen has a range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, two double glazed windows, tiled floor, cupboard with wall mounted gas boiler

### Rear Passage

Tiled floor, storage cupboard

### Bathroom

White suite comprising low level WC, pedestal basin, bath with electric shower over, radiator, two double glazed windows, tiled floor

### External

Externally there is a rear yard

### 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

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

# M I C H A E L   H O D G S O N

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