



MICHAEL HODGSON

estate agents & chartered surveyors



GRANVILLE STREET, SUNDERLAND
£94,950

This 2 bedroom mid terrace cottage is available with NO ONWARD CHAIN. Situated on Granville Street in Millfield being close to local schools, shops, amenities, Millfield Metro Station and road links to Sunderland City Centre. The property itself briefly comprises of Entrance Hall, Bedroom, Living Room, Kitchen, Bathroom and to the First Floor a Bedroom. Externally there is a rear yard accessed via an electric roller shutter. This property must be viewed.

Cottage

Living Room

Rear Yard

Must Be Viewed

2 Bedrooms

Kitchen

No Onward Chain

EPC Rating D



GRANVILLE STREET, SUNDERLAND

£94,950

Entrance Hall

The entrance hall has stairs to the first floor, radiator, cupboard under the stairs.

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

Bedroom

12'10" max x 11'8" max

Front facing bedroom having a double glazed window, radiator.

Living Room

14'5" max x 17'5" max

The living room has two double glazed windows to the rear elevation, two radiators, feature fireplace with multi fuel burner, storage cupboard.

Kitchen

11'6" max x 6'0" max

The kitchen has a range of floor and wall units, integrated oven, gas hob, plumbed for washer, stainless steel sink and drainer, storage cupboard with wall mounted gas central heating boiler, space for a fridge freezer, radiator, door to the rear.

Bathroom

Suite comprising of a low level WC, wash hand basin on vanity unit, bath with shower over, double glazed window, radiator.

First Floor

Bedroom

17'5" max x 16'3" max

Front facing bedroom having a double glazed window, radiator, t fall roof in part.

Externally

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

COUNCIL TAX

The Council Tax Band is Band A.

TENURE

MICHAEL HODGSON

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

