



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



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Entrance Hall

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

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

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

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

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

0191 5657000

www.michaelhodgson.co.uk

