



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



# OXBRIDGE STREET, SUNDERLAND

## £115,000

An immaculately presented 2 or 3 bedroomed cottage that has undergone a scheme of modernisation and improvement that will not fail to impress all who view having been meticulously modernised and improved by the current owners situated on Oxbridge Street in Grangetown which offers an excellent location providing easy access to local shops, amenities in addition to being within easy reach of Sunderland City Centre and the A19. The property itself benefits from stylish contemporary decor, double glazing, a new kitchen, a new bathroom suite, many extras of note and briefly comprises of: Entrance Vestibule, Inner Hall, Sitting Room or Ground Floor 3rd Bedroom, Living Room, Kitchen, Rear Passage, Bathroom and to the First Floor 2 Bedrooms. Externally there is a front forecourt and a rear yard accessed via a roller shutter.. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is unreservedly recommended to appreciate the property and location on offer.

Cottage  
Living Room  
New Kitchen  
Lovely Property

2 or 3 Bedrooms  
Sitting Room or Ground  
Floor 3rd Bedroom  
New Bathroom  
EPC Rating: D



OXBRIDGE STREET, SUNDERLAND  
£115,000

---

Entrance Vestibule  
Leading to the inner hall.

Inner Hall  
Radiator.

Bedroom 3 or Reception Room  
14'11" x 13'4"  
Front facing, a versatile room that could be used as a bedroom or reception room, double glazed window, radiator,

Living Room  
19'4" x 13'8"  
The living room has two double glazed windows to the rear elevation, two radiators, stairs to the first floor, media wall with inset shelving, modern electric fire and space for a wall mounted TV.

Kitchen  
9'9" x 6'7"  
The kitchen has a new range of floor and wall units, stainless steel sink and drainer with mixer tap, double glazed window, radiator, recessed spot lighting, space for a freestanding cooker, tiled floor.

Rear Passage  
Wall mounted gas central heating boiler, door to the rear yard.

Bathroom  
New white suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and shower attachment, double glazed window, extractor, recessed spot lighting, tiled floor.

First Floor  
Landing, velux style window, two storage cupboards, radiator.

Bedroom 2  
12'6" x 8'11"  
T-fall roof in part, velux style window, radiator, storage under the eaves.

Bedroom 3  
8'10" x 12'6"  
T-fall roof in part, velux style window, radiator, storage under the eaves.

Externally  
Externally there is a front forecourt and rear yard accessed via a 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

---

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](http://www.michaelhodgson.co.uk)

