



MICHAEL HODGSON

estate agents & chartered surveyors

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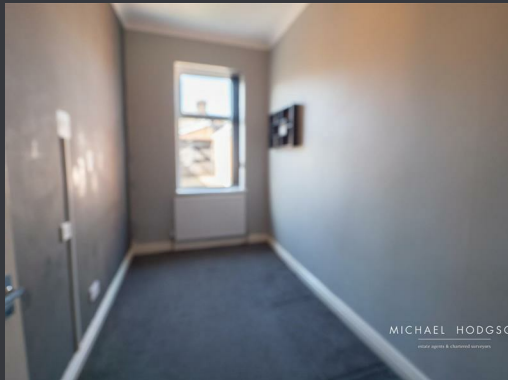


WILFRED STREET, SUNDERLAND £79,950

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. There is NO ONWARD CHAIN INVOLVED with the sale.

Cottage
 Living Room
 Bathroom
 No Chain Involved

2 Bedrooms
 Kitchen
 Viewing Advised
 EPC Rating: D



WILFRED STREET, SUNDERLAND

£79,950

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

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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