



CHUB  
ALARM

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MICHAEL HODGSON

estate agents & chartered surveyors

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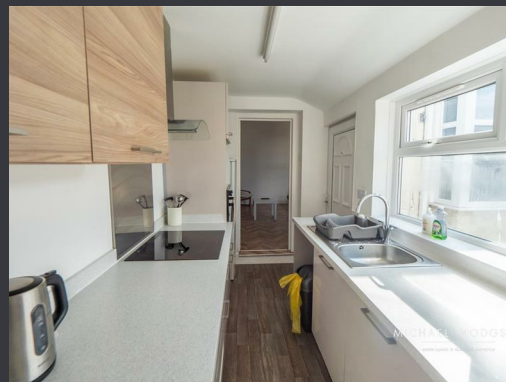


## LIME STREET, SUNDERLAND £125,000

This deceptively spacious 4 bed cottage is situated on Lime Street just off Hylton Road in Millfield providing an excellent location offering convenient access to local shops, amenities and transport links in addition to being within reach of Sunderland Royal Hospital, Sunderland University and City Centre. The versatile living space briefly comprises of: Entrance Hall, Living Room, 2 Ground Floor Bedrooms, Kitchen, Bathroom and to the First Floor, Landing, 2 Bedrooms. Externally there is a rear yard. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Cottage  
Living Room  
Bathroom  
No Chain Involved

4 Bedrooms  
Kitchen  
Viewing Advised  
EPC Rating: E



## LIME STREET, SUNDERLAND

£125,000

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### Entrance Hall

Laminate floor, stairs to the first floor, double radiator.

### Bedroom 1

13'1" x 12'7"

Front facing, double glazed window, radiator, laminate floor.

### Living Room

10'4" max x 14'9" max

The living room has a double glazed window, radiator, laminate floor.

### Bedroom 2

13'7" max x 6'8" max

Rear facing, double glazed box bay window, radiator, laminate floor.

### Kitchen

6'2" x 12'4"

The kitchen has a range of floor and wall units, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap, double glazed window, radiator, laminate floor, cupboard with wall mounted gas central heating boiler.

### Bathroom

White suite comprising of a low level WC, basin with mixer tap, bath with mixer tap and electric shower over, radiator, two double glazed windows, extractor, tiled floor.

### First Floor

Landing.

### Bedroom 3

12'11" max x 11'2" max

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

### Bedroom 4

16'0" max x 9'1" max

Rear facing, double glazed window, radiator, t fall roof in part.

### Externally

Externally there is a rear yard.

### COUNCIL TAX

The Council Tax Band is TBC

### 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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