



MICHAEL HODGSON

estate agents & chartered surveyors

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EGLINTON STREET, SUNDERLAND
£695

This 2 or 3 bedroom mid terraced dormer cottage is situated on Eglinton Street in the convenient area of Monkwearmouth being close to the Stadium Of Light Stadium, Sunderland Aquatic Centre, Stadium Of Light Metro Station with rail links to Sunderland City Centre and Newcastle, schools as well as being close to local amenities. The property itself comprises of Entrance Hall, Living Room, Kitchen, Bathroom and a Ground Floor Bedroom or Reception Room, Rear Porch whilst to the First Floor there are 2 Bedrooms. Externally there is a rear yard. Viewing of this property is recommended.

Dormer Cottage

Living Room

2 First Floor Bedrooms

Rear Yard

3 Bedrooms

Ground Floor Bedroom or
Reception Room

Viewing Advised

EPC Rating: TBC



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Entrance Hall
Radiator.

Bedroom 3 / Reception Room
13'6" x 13'9"
Double glazed window, radiator, a versatile room that could be used as a bedroom or reception room

Living Room
17'6" x 13'11"
Radiator, storage cupboard.

Rear Porch
Double glazed window, door to the rear yard.

Kitchen
7'11" x 8'3"
The kitchen has a range of floor and wall units, tiled splash back, stainless steel sink and drainer with mixer tap, electric oven, gas hob, double glazed window, laminate floor.

Inner Passage
Laminate floor, plumbed for washer, wall mounted gas central heating boiler.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and shower attachment, tiled floor, double radiator, double glazed window.

First Floor
Landing.

Bedroom 1
7'9" x 12'6"
Rear facing, double glazed window, double radiator.

Bedroom 2
12'6" x 7'8"
Front facing, two double glazed windows, double radiator.

Externally
Externally there is rear yard.

COUNCIL TAX
The Council Tax Band is Band A.

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

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