



MICHAEL HODGSON

estate agents & chartered surveyors

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CASTLEREAGH STREET, SUNDERLAND £115,000

This 3 bed mid terraced dormer cottage is offered For Sale with NO ONWARD CHAIN and is likely to appeal to a wide variety of purchasers being situated on Castlereagh Street in Silksworth offering a convenient location for local shops, schools and amenities as well as Doxford International and Sunderland City Centre both within a short car journey away. The property briefly comprises of: Entrance Vestibule, Living Room, Sitting / Dining Room, Kitchen, Bathroom and to the First Floor, Landing, 3 Bedrooms and a Shower Room. Externally there rear yard. Viewing is highly recommended.

- | | |
|------------------------|-----------------------|
| Cottage | 3 Bedrooms |
| Living Room | Sitting / Dining Room |
| Bathroom & Shower Room | Viewing Advised |
| No Chain Involved | EPC Rating: TBC |

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Entrance Vestibule
Leading to the living room

Living Room
12'5" x 16'9"
Double glazed window, radiator, fireplace with gas fire.

Dining Room
16'10" x 14'7"
Double glazed window, radiator, cupboard under the stairs, stairs to the first floor, multi fuel stove.

Kitchen
16'9" x 7'9"
The kitchen has a range of floor and wall units, tiled splashback, double glazed window, radiator, cupboard with wall mounted gas central heating boiler, stainless steel sink and drainer with mixer tap, space for freestanding cooker, extractor, laminate floor.

Rear Passage
Laminate floor, door to the garden, storage cupboard.

Bathroom
White suite comprising of a low level WC, pedestal basin, chrome towel radiator, double glazed window, bath with mixer and shower over, recessed spot lighting, extractor.

First Floor
Landing.

Bedroom
13'2" x 9'8"
Rear facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom
9'1" x 13'11"
Front facing, double glazed window, radiator, mirror fronted fitted wardrobe.

Bedroom
6'6" x 10'10"
Front facing, double glazed window, radiator.

Shower Room
Low level WC, pedestal basin with mixer tap, chrome towel radiator, double glazed window, corner shower cubicle.

Externally
Externally there is a rear garden.

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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